

Creekwood Townhome Association, Inc.

Thursday, August 13, 2020 at 6:00 PM at the Pool
BOARD OF DIRECTORS MEETING MINUTES

Approved Minutes

Call to order: The Meeting was called to order at 6:03pm. The Board unanimously agreed for Nicole Banks to chair the meeting.

Determination of Board Quorum: A quorum was present with four board members present; Shannon Nemecek, Matthew Soehren, Nick Paragioudakis and Fred Schmidt. Gina Valdez had an excused absence.

Proof of Notice: **Notice was provided in accordance with FL ST 720 and the association's documents.**

Approval of Previous Minutes: MOTION made by Shannon, seconded by Matthew to approve the June 11, 2020 meeting minutes as presented. MOTION passed unanimously.

Officer Reports

President Update on the new landscaping company. West Bay began as of 8/1. The irrigation has multiple repairs that are needed. West Bay has completed the inspection and are prioritizing repairs. As for the pruning, it will be done on a per section cycle. We are currently on a county mandated fertilization restriction until October.

Treasurer No report. Coupon books have been ordered and are scheduled to arrive in September. ACH enrollment is encouraged. Detailed information was sent to homeowners.

New Business

- Review of Contracts / Vendors – Discussion – Sunstate will obtain Handyman Services Bids – Gate, Ponds (received)
- Frontier Equipment caps – Scheduled service
- Pool Furniture – Sunstate to obtain a quote for repairs and replacement.
- Pool Paver Repair – to be scheduled with A1.
- Compliance – Lawn Ornaments, Trash Cans, Signage, Parking Etc. & ARC Approval Procedure - draft notice to be reviewed by the Board- reminders to include no items permitted on the grass - reminder to owners to obtain approval for all exterior modifications.
- Rental Policy and Enforcement- Violation Reporting form, confirm fining limits, Air BnB is not permitted, minimum rental term is 12 months.
- Ground Buffer Zone – Vote to proceed with clearing – the area behind the buildings adjacent to 75 was discussed. This area is not manicured. Shannon will request a bid for West Bay.
- Gutter / Downspout Cleaning – Sunstate to obtain quotes from Odeh and A to Z Services.
- Removal of Board Director- MOTION made by Shannon, seconded by Nick to remove Fred from the Board of Directors. Fred commented that Shannon holds illegal Board meetings via Facebook Messenger. Shannon denies the claim. MOTION TABLED by unanimously by the Board.

Owner Comments or Questions

- Landscaper to no blow grass clippings into the pond
- There are homes not following the rental policy
- Visitor parking was clarified, no more than 8 days in a 30-day consecutive period.
- Street parking time limit was discussed, currently the limit is 2 hours. Street parking is only for the sidewalk side of the road. There are fire hydrants on the sidewalk side, so they must also remain accessible. This will continue to be monitored. Owner suggested that the limit be extended to 4 hours.
- Community yard sale will be listed on the next Board meeting agenda.

Next Regular Board meeting: Thursday, September 10th, 2020 at 6pm

Adjournment: With no further business to discuss, the meeting adjourned at 7:35pm.