

Creekwood Townhome Association, Inc.

DATE: Thursday, September 10, 2020
TIME: 6:00 PM
PLACE: At the Pool

APPROVED MINUTES

Call the Meeting to Order: The meeting was called to order at 6:09pm.

Determination of Board Quorum: Shannon Nemecek, Matt Soehren, Gina Valdez, and Nick Paragioudakis were present, and Fred Schmidt was listening via telephone.

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

Approval of Previous Minutes: **MOTION** made by Gina, seconded by Matt to approve the August 13, 2020 meeting minutes as presented. **MOTION** passed unanimously.

President Report No report.

Treasurer Report Awaiting August 31, 2020 financial statements.

Unfinished Business

- Pool Paver Repair – Update (Rob Odeh available at not to exceed \$100) **MOTION** made by Shannon, seconded by Matt to approve Rob Odeh cut and set the pavers for A1. **MOTION** passed unanimously.
- West Bay Ground Buffer Zone – Awaiting Quote for invasive species removal.
- Frontier Equipment caps – Scheduled service. (No new update)
- Pool Furniture
Karen Shultes / Florida Patio Furniture, Inc. – see attached.
Julian Tuza / pfrfl@outlook.com – see attached.
- Gutter / Downspout Cleaning (Verbal quote from Odeh \$300/ building)
- Pool Rules and Etiquette Reminder (To be reviewed aloud): No alcohol is permitted in the pool area.
- Update on refund from Juniper Landscape (Did not pay for July service, Juniper owes the association approximately less than \$2k. **TABLED.**

New Business

- Review of Contracts / Vendors – Discussion
Odeh Home Improvements – Handyman Services as needed \$35/hour. No Contract
Cleaning service of restrooms and pool – Lesly Cleaning Service \$125 for 2 x/week (cleaning and emptying two dog stations) Month to Month Contract **MOTION** made by Nick, seconded by Matt. 3 in favor, 1 abstained. 30 day term to Jim.
- Compliance – Lawn Ornaments, Trash Cans, Signage, Parking Etc. & ARC Approval Procedure
See attached Cover Letter, ARC Form and Violation Reporting Form
- Parking Policy and Enforcement and Hardship Request for review / Discussion and Vote **MOTION** made by Matt, seconded by Nick to deny the hardship request and keep the guest parking limit to 8 days. **MOTION** passed 3 in favor, 1 abstained.
 - The Board is considering a Parking Enforcement Committee. For now, Sunstate will be the contact with Chad for towing.

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- **RATIFY** Irrigation Necessary Repairs **MOTION** made by Shannon, seconded by Gina to approve the necessary irrigation repairs as outlined by West Bay. MOTION passed unanimously.
- Keypad for Pedestrian Gate (Odeh Home Improvement Quotes) – Two Quotes – MOTION made by Shannon, seconded by Nick to approve both as presented without the trip fees. MOTION passed unanimously.
- West Bay quote for tree trimming – Nicole will obtain an additional quote. **MOTION** made by Gina, seconded by Matt to approve palm trimming at \$18 per tree, not to exceed \$2,000. MOTION passed 3 in favor, 1 opposed.
- Pool Repair – Review quote from Lapensee (Pool is currently closed) Nicole will obtain an additional quote from Pools by Lowell for the repair and maintenance service. MOTION made by Shannon, seconded by not to exceed \$1,845. MOTION approved unanimously.
- Update on website – www.mycreekwoodtownhomes.com – will be live by 9/30
- Set up day/time for regular meetings of the BOD to discuss ongoing issues (Planning Sessions) – To be determined and posted.

Owner Comments or Questions

- There is one broken pool umbrella
- FPL streetlights are still out. Nicole will follow up. Residents should also report it with the post number at www.fpl.com
- There is a garbage truck oil stain in the pavement.
- The perimeter fence is the association's responsibility
- Pressure washing the buildings was suggested.
- Christmas decorating budget was discussed.
- West Bay will be sure not to dump grass into the pond.
- West Bay to edge around the lanais.
- West Bay to blow off front porches.
- Mulch was discussed.

Announcement to Residents

- *The short plastic fences between lanais is the responsibility of the individual homeowner to clean.*

Next Regular Board Meeting Thursday, October 15, 2020 at 6pm

Adjournment: *With no further business to discuss the meeting adjourned at 7:48pm.*