

Creekwood Townhome Association, Inc.

DATE: Thursday, November 12, 2020
TIME: 6:00 PM
PLACE: Zoom Meeting ID: 963 6251 0648
Passcode: 317866

APPROVED MINUTES

Call the Meeting to Order: The meeting was called to order at 6:05pm.

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

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

Approval of Previous Minutes October 15, 2020 **MOTION** made by Shannon, seconded by Matt to approve the meeting minutes as presented. MOTION passed unanimously.

President Report:

- Fining committee volunteers are needed. Appointment of fining committee volunteers will be done at the next meeting in December.
- Shannon suggested purchasing Christmas decorations. Shannon tried to purchase discounted Halloween decorations, but they were sold out.

Treasurer Report

- Matt reviewed the financial statements as of October 31, 2020 aloud.

Manager's Report

- Thursday at 5pm weekly ZOOM planning sessions
- Ever Blue Pool Service to begin
- Lesly's Cleaning Service for pools, restrooms and doggie stations
- Palm Tree Trimming Scheduled for Saturday, November 21st (weather permitting)
- Walking Gate Passcode 5602 to be installed this month.
- Frontier Equipment caps – Scheduled service
- Compliance and Towing – Please use the Violation Reporting Form or Call Sunstate

Unfinished Business

- **West Bay Landscaping** Monthly Service. Nicole suggested utilizing the work order system to report landscaping and maintenance concerns. The work order system is located at www.mycreekwoodtownhomes.com , select top right tab and complete the blank fields to submit.
- **MOTION** made by Shannon, seconded by Mat to provide West Bay with a 30-day improvement plan or execute the right to cancel the contract within 45 days. MOTION carried, 2 in favor, 1 abstained.

New Business

- Gutter / Downspout Cleaning – Drainage is a concern. This may be an MI defect.
- 2021 Budget will be considered at the December meeting for approval. A draft copy will be included with the next meeting notice.
- ARC- violation letters will be sent this month. Items not permitted are lawn ornaments or water softener.
- Shannon requested bids from new lawn companies.

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Owner Comments (limited to 3 minutes each)

- An owner commented on the irrigation sprinklers and sod damaged by cinch bugs.
- An owner asked about a garage sale.
- Streetlights are still out. FPL has been contacted.
- An owner has a concern with buried drains backing up in her side yard.

Next Regular Board Meeting Thursday, 12/17/20 at 6pm via ZOOM.

Adjournment: With no further business to discuss, the meeting adjourned at 7:13pm.

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