

CREEKSIDE HOMEOWNERS ASSOCIATION

ANNUAL MEETING / ELECTION OF DIRECTORS

DATE/TIME: February 12, 2020 at 6:00 PM

LOCATION: The Brown Residence - 1679 Bayhill Drive, Oldsmar FL 34677

Call to Order: President Jeff Hunt called the meeting to order at 6:13. All in attendance: Jeff Hunt- President, Pam Brown- Vice President, David Ciraulo- Treasurer, Susan Davis- Secretary, Charlie Smith, Wilson Badillo, Kathryn Sheridan, Jamie Monroe, Matt Ryan, James Bystrom, and Bev Neubecker.

Proof of Notice of the Meeting: Jeff relayed the signs for the meeting posted.

Certifying of Proxies & Establishing of Quorum: We have 20 homes represented of the 52 homes in residence.

Read or Waive Minutes of Last Members' Meeting: We have waived the meeting minutes. Approved- Matt Ryan, Second- Pam Brown.

President's Report: President Jeff Hunt asked the meeting attendants to introduce themselves. The most recent financials were discussed. The budget for this year is approximately \$93,000. This past year the entrance walls were completed. Paving was done three years prior. Both of these items are out of the way at this time. Jeff addressed the projects for this year. 1. There was some damage at the north end of Bayhill on the asphalt. The contractor will repair and reseal the road on Bayhill to preserve it which will be taken care of without cost to our members. 2. On East Lake Woodlands Parkway, the tree canopy has grown and tree specialists need to trim to allow light. As well, the sprinklers need repair before (which is our responsibility). We are getting estimates for this cost to repair the sprinklers prior to the trees being taken care of. We are awaiting trees to be trimmed along the birm to start the process. We have estimated a budget of \$10,000 for trimming and repairs to the sprinklers and are hopeful that this will also include using some of the budget towards the Vibernem plants that are dying along the birm. There are several gaps along the parkway behind our homes. This could be a 3-4 year project to replace these plants to provide a barrier along the parkway. Vice President and Master Gardener Pam Brown suggested we replace the Vibernem with Podocarpus. 3. Our entrances look fine but we are concerned about the grass at the entrances. We use Massey Services. It has been suggested to extend the grass area that is treated. This is something we need to look

forward to in the future and add within the budget to maintain those grass areas. Bev Neubecker will meet with Massey late in February with a board member to mark the grass area in question. 4. Walk throughs have been done by all board members. The main concerns have been parking on the street and the possibility of Emergency vehicles not being able to get through. Traffic flow through the neighborhood is the issue for both daytime and overnight parking on the street. It was decided that a quarterly letter be started to educate the neighbors on the rules of the street and other important neighborhood rules and regulations regarding the by-laws, speed limit and parking on the street and on the sidewalks. Susan Davis will work toward this community letter within the next month to explain the concerns and areas of compliance. 5. One of the biggest concerns moving ahead is for the past ten years water and flooding have continually approached the back of the homes on the Brooker Creek side of our development. The draining system has been damaged by roots and has deteriorated due to blockages and the original sub-standard pipe material. Quotes have been obtained to repair with PVC piping. We need to have a special meeting for this topic alone to remedy this situation. President Hunt has proposed that we have a special meeting to discuss this situation and invite the HOA community.

Jeff asked for questions from the attendees other than the board for any concerns. None were expressed.

Treasurer's Report: none other than financials on record

Committee Reports: none

ELECTION OF NEW DIRECTORS

Call for Candidate Nominations from the floor: President Jeff Hunt called for other nominations from the community. None expressed

Introduction of Candidates: Current Board members will continue to serve

Close of Nominations: Nominations closed. Current board members elected by acclamation.

Candidates have read and agree to abide by Association Documents: n/a

Appointment of Persons to Assist in Counting Ballots: n/a

Casting of Ballots: n/a

NEW BUSINESS

Announcement & Seating of New Board: All same positions by acclamation

ADJOURNMENT: 7:40