

**CREEKSIDE HOA  
BOARD OF DIRECTORS MEETING**

**Date/Time :** July 14, 2020

**Location:** East Lake Woodlands Country Club  
1055 East Lake Woodlands Parkway, Oldsmar, FL 34677

**In Attendance:** BOARD MEMBERS: Jeff Hunt; President, Pam Brown; Vice-President, David Ciraulo; Treasurer, Susan Davis; Secretary, Charlie Smith, COMMUNITY MEMBERS: Reese Davis, Paul and Catie Self, Jamie Cruz, Matt and Sue Ryan, Brenda Holmes, Wendy Orange, and James Bystrom

**AGENDA**

**Call to Order:** The meeting was called to order at 5:32 pm

**Proof of Notice of the Meeting:** Yes

**Determination of Quorum:** Yes

**Disposal of Unapproved Past Meeting Minutes:** *First Pam Brown Second: Jeff Hunt - All in Favor*

**Bank OZK Financing Discussion:** They were expected to join us at the meeting, however, at the last minute they could not attend and wanted a ZOOM meeting. Due to time constraints, it was decided to reschedule at a later time and give the community the necessary information and next meeting date.

**Manager's Report:** \*\* In Packet prepared by Beverly for the meeting in addition/changes to the report

- Jeff explained the work that was done along the Parkway, and the addition of the sod and new bushes as a work in progress to maintain a nice area.
- The Bid accepted was \$10,000 for the on-going work with Nature Coast Landscaping.

## **Unfinished Business**

**Discussion of Owner Non-Compliance Issues:** Jeff introduced these issues to the membership regarding compliance. He suggested that we, as individual community members read the HOA rules that are/should be given to each new homeowner. They can also be found on our HOA website.

Boating became an issue because community members have been storing boats longer than have been included in our legal covenants. Some community members would like to have boats in driveways longer than explained in the by-laws. Paul Self, and James Bystrom suggested that given the times, determine an allowed time to have these vehicles stored in driveways every once in a while. Much productive discussion ensued.

**A Motion was made by Pam Brown to discuss guidance with our lawyer to make an adjustment to the covenant regarding the short-term storage of a boat or RV. (short term 1-2 days or a weekend) Second : Jeff Hunt**

**Payment of HOA Dues:** It was reported that there members that have a history/and not have paid dues for 6 months at a time and have continued to do so yearly, until approached by our lawyer. Jeff suggested that we make a motion to approach this with our attorney. He researched this with other ELWW communities to see how they handle this same situation. Jeff reported, other ELWW communities that have this problem follow through immediately. We are more lenient than most, and most have a 45 days time span to act on those that do not pay their monthly HOA fee. Currently we are at a 90 days time frame to give warning.

**Excessive Overnight Parking:** Jeff began this discussion explaining in the recent past, there was an emergency issue and fire/ambulance could not get to the home because of the street parking. James Bystrom suggested that we have staggering of North and South sides of the street for night parking so there is always a thoroughfare.

Mr. Bystrom also made a point of the vehicles moving too fast down our street. Most of which are commercial vehicles. Jeff asked what we can do..... James Bystrom suggested rather than go to speed bumps, have us as a community make vehicles alert with possibly a marker or flag to start off. *Jeff Hunt made a motion to work on this issue. Second, Susan Davis*

## **New Business**

**Fining Committee Set-up Discussion:** Over the years we have welcomed other community members to help with Board action. Jeff is looking for three volunteers to serve on this committee to move these issues along with compliance. Paul Self asked what exactly these members would do? This would be a group that helps the board, so that they do not have all of the power to enforce non-compliance. Jeff asked anyone interested to reach out to the board or Beverly. A sign-up sheet was circulated. The board will follow through.

### **Review Recently Completed Projects & Necessary Desired Projects for Next Year:**

Jeff mentioned that the tree trimming, borders, and maintaining the parkway were the things that we took care of to this point. All rates continue to be increasing as is expected. Recommendation from our landscaper: (for next year) the Potocarpus is a 5 year project. This particular recommendation is not yet paid for: Remulching the entrances. The leaves from the trees contribute to the dying of the grass. We need to commit to a cleaning of the leaves along the parkway yearly.

**Drainage Issue:** Jeff explained how the drainage piping is a problem and how the area is compromised from the study. He reported that we are trying to find a solution to the problem via financing the initial problem for the flooding that is occurring. If flooding should occur, we are liable to correct the problem. Therefore; we are getting everything in place to discuss this further regarding financing. Charlie will move forward with a date, and a meeting will be scheduled with the community.

**Discuss Quarterly/BiAnnual Newsletter for HOA:** Matt Ryan suggested we all go digital with HOA business to save money. We still have to give homeowners this as only an option as some may prefer mailings. Susan Davis will work with Matt Ryan to put together a community letter quarterly. *Jeff made a motion.... Charlie Seconded.*

**Discuss the Authorization of Board President and another Board member meet with our attorney for 1 hours to discuss pertinent Board approved items:** This will be tabled until we are at where we want to be to discuss necessary items/issues in the future.

**Discuss the limiting of Rentals in our HOA:** At this point we have 4 rentals in our community. We are trying to limit this because it seems if you are not an owner living in the home, there is less of an incentive to keeping your property looking up to par. Jeff has discussed this with other HOA's and there is a way to deal with this. Paul Self, voiced his concern that it should be all or nothing. We have owners that don't take care of their stuff.

Jeff suggested that it is nothing that we will decide this evening but food for thought. James suggested that what if there would be an Air B & B? Matt Ryan, suggested we continue the walks to enforce the compliance.

**Review Creekside HOA financials, YTD:** reviewed no response

**Additional comments:** Paul asked regarding homes by reserves and berms: Are we responsible for maintaining up to tree shrub line? We will look into this covenant.

**Next Budget :** October 13 th ? 6:00

**Annual Meeting Date:** TBD

**Quarterly Board Meeting Date:** September 15th @ Ameritech

**Community walk-through Date:** Friday, 9 Am with Pam Brown July 24th

**Adjournment:** *Jeff motioned 7:09 second Charlie*