

CREEKSIDE HOA
BOARD OF DIRECTORS MEETING

DATE/TIME: September 15, 2021/ 6:30 PM

LOCATION: Homeowner Residence
1679 Bayhill Drive
Oldsmar, FL 34677

IN ATTENDANCE: President; Jeff Hunt, Vice-President; Pam Brown, Secretary; Susan Davis, Board member; Charlie Smith, & resident; Rafael Castillo **

AGENDA:

- CALL TO ORDER: The meeting was called to order at 6:38 PM by President, Jeff Hunt
- PROOF OF NOTICE OF MEETING: Signs were posted. Beverly will send Notice of Budget 14 days prior to the meeting.
- DETERMINATION OF QUORUM: ** five Board Members present with one community resident/family.
- DISPOSAL OF UNAPPROVED PAST MEETING MINUTES: Approved by Jeff Hunt, Second; Pam Brown.
- MANAGER'S REPORT: Discrepancies regarding 1775 Bayhill Drive were discussed. Beverly reported that the owner has committed to cleaning up the premises (paint, roof, and trim). She will send notice to be completed by October 15, 2021 as approved by Jeff Hunt and Board Members.
- UNFINISHED BUSINESS: Jeff reported that 1752 Bayhill still has not complied with the letter to power wash premises and taken care of the trash issue that involves the outside trash removal service they use.

Jeff Hunt reported from the monthly walk through, that the light is broken at the South entrance. Beverly will call another contractor. Also, the light along the street that is constantly on needs attended to. Beverly will contact Duke Energy to fix and provide them with the pole number.

- NEW BUSINESS:
 - 2022 BUDGET WORKSHOP: The Board reviewed the proposed budget for 2022 submitted by Ameritech. Several line items were adjusted,

specifically New plantings and building repairs. Many of our vendors anticipate an increase this year with leads to the 8.2 % increase.

- OUTSIDE OF BUDGET NEW BUSINESS: Vice President Pam Brown proposed that we need to review the by-laws because of the changes over the years with amendments. She proposed that if rental owners do not keep up with property guidelines, we as a board/community can move forward with the work needed and bill the rental owner. Per Jeff Hunt, we would need to be specific about the time frame from notice to remedy (three strikes rule.) FOR THIS: We would need a committee to look at the by-laws that consists of Pam and two additional community members. (A MASS EMAIL WILL BE SENT TO RECRUIT INTERESTED MEMBERS)
- COMMUNITY LETTER: Susan Davis and Pam Brown will work on developing a quarterly newsletter. Susan will commence with securing homeowners' emails and names.
- ADJOURNMENT: 8:07 Approved; Charlie Smith, Second; Pam Brown