

The Creekside HOA held a quarterly Board meeting at 6:30pm on Monday May8th at 1622 Bayhill Drive (Teri Harrison's home).

The meeting was called to order at 6:34pm by Lorenzo Berry, LCAM for Ameri-Tech Community Management

Board members present: Susan Davis (President), Teri Harrison (Vice-President), Lonzell Wilson (Treasurer) and Jeff Hunt (Secretary).

Homeowners present: Ethel Dryden, Pam Brown, Brenda Holmes and Diane Dinsmore

There was Proof of Notice of the Meeting with Creekside homeowners receiving mailed written notice and signage being posted at both entrances to the community in a timely fashion.

There was a copy of the minutes from the last meeting on Monday February 27th distributed. This was the Annual meeting held at 1639 Bayhill Drive (Rafael Castillo's home). Minutes were approved by unanimous consent of Creekside HOA Board members present.

President's Report:

Susan expressed the need for the Board to meet with a representative of our landscape vendor MuGrow and discuss the exact scope of the work they perform for us monthly and throughout the year. After discussing there was consensus that this was a good idea.

There was also discussion about Community vs Individual pricing from Spectrum for potential savings on cable TV service. After discussion, there was no call for further action from the Board.

Treasurer's Report:

Lonzell reported that the financials were in good shape for this point of the budget year.

Manager's Report:

Lorenzo reported that current meeting Agenda and Financials were sent out to each Board member. Copies were also provided and made available to everyone in attendance.

Lorenzo reported that MuGrow had been contacted regarding the application of mulch to both entrances of the Community.

Old Business:

There was discussion about the functioning of the Solar lighting at both entrances of the Community. There was agreement that they had been recently adjusted and seemed to be working better. It was noted that we have 2 extra solar lights in storage.

Jeff brought up for discussion that there were several trip hazards on Community sidewalks along with a few concrete squares that need replacement. After discussion it was decided that Lorenzo would solicit 3 bids from vendors to perform this work and report back to the Board at the August meeting.

There were 2 issues brought up by Community members in attendance. The first was cars parking on the street (Bayhill Drive) overnight. the second issue was drivers exceeding the posted speed limit in the Community. After a good discussion the Board decided that a letter would be drafted to ALL Creekside homeowners in the form of a reminder that overnight parking on Bayhill Drive is not allowed per our community regulations and that everyone should be more aware of the posted speed limit in the Community for everyone's safety. Lorenzo to mail this friendly reminder letter to homeowners after Board review.

New Business:

There was discussion about getting the Compliance Committee up and operating as soon as possible. It was decided by the Board to include this in the letter to ALL homeowners about parking and speeding issues.

(Board member Rafael Castillo arrived at 6:57pm)

Leaf clean up. There was discussion to find out from our vendors MuGrow and Massey Services (Pest and Lawn Control) what each of them was responsible for regarding weed control at Community entrances.

Teri suggested that we have a Community Clean-Up Day to help keep HOA fees lower by cleaning up leaves and debris along with keeping the Community stormwater drain grates clear behind all homes. It was decided by the Board that the date would be Saturday June 10th at 8am with a backup date of June 17th. Lorenzo will include this information in Community Letter that was discussed previously.

There was more discussion regarding MuGrow and Massey responsibilities. Susan wants to meet with representatives of both companies along with another Board member if available.

There was more discussion about getting pricing for Community cable rates from Spectrum. It was decided by the Board that Lorenzo would get this information for the August HOA meeting.

Jeff started a discussion about Community HOA fees delinquencies and HOA Lawyer fees. It was noted that we currently have 3 homeowners that are 3 or more months behind on their monthly HOA fees. Lorenzo indicated he would investigate this issue further and report back to the Board with an update.

It was brought to the attention of the Board by several Community homeowners in attendance that they felt there was an on-going problem with speeding on ELW Parkway. Several ideas were discussed with most members feeling like we should contact both the Pinellas County Sheriff's office and/or the ELWCA Board to express our concern about the issue.

The Board unanimously agreed that the next Board meeting would take place on Monday August 7th at 6:30pm at a TBD homeowner's residence.

With no further business before the Board there was a call for adjournment of the meeting.

Meeting was adjourned at 7:26pm

Jeffrey L Hunt, Secretary for Creekside HOA