

Creekside HOA

BOARD OF DIRECTORS MEETING

NOTICE IS HEREBY GIVEN that a Meeting of the Board of Directors of Creekside HOA., will be held on the following date, time, and place:

DATE: Monday, August 5, 2024
TIME: 6:30 P.M.
PLACE: 1622 Bayhill Dr, Oldsmar, FL 34677

AGENDA

Call to Order:

Establish Quorum:

Minutes: Approve minutes from the previous meeting.

Treasurer's Report:

Manager's Report:

Old Business:

New Business:

1/ There are three dead trees at the North end, two on one side by the bike rack and one across the street from the rack. It will cost \$350 to cut and dispose of them.

2/ We asked for the best idea for that first area that is bare behind 1768 and 1798 and Mike suggested we fill in with green plants called Green Schefflera and continue with a few Larope in front. It will be more cost effective, won't interrupt the border hedge, will fill up the area, and will save us from the more costlier hedge plant. I have pictures to share at the meeting. This would be about \$350 as opposed to almost triple to dig up all of the old roots and replant the same.

3/ The other thing discussed with Mike was the ongoing issue with 1704 (Sadaphal). I asked him to take a look at the trees behind the house that Barry believes are dead and could fall onto his property. We did not see anything that looked to be dead or threatening. Barry indicated to me last week that he had a tree specialist out that told him the tree should be removed. I would like to see the report on this and will ask him for it. In the meantime, I think we should discuss this at the next meeting. Arnie has another arborist that we know is certified to take a look. I will invite Barry to join us at our next meeting. Should we try to get Arnie's tree service to come out before the meeting?

4/ Update on IT address information needed and when we should send out group emails to our neighbors/get addresses missing

- 5/ 1630 Clean up pool cage area and previous visit from Pinellas county
- 6/ Violation letter verbiage change regarding recreational facilities
- 7/ Mugrow and parkway as per above
- 8/ Entrance Lights
- 9/ Next Mulch?
- 10/ Dates for future meetings: Budget Workshop 8/21/24 , Budget Meeting 10/7/24, Annual Meeting 2/10/25

Adjourn Meeting:



**CREEKSIDE HOMEOWNER'S ASSOCIATION
NOTES FROM THE QUARTERLY MEETING OF BOARD OF
DIRECTORS**

- **DATE/TIME: Monday, August 5, 2024, at 6:30 PM**
 - **LOCATION: 1622 Bayhill Dr. Oldsmar FL 34677**
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- The meeting was called to order at 6:30pm by Susan Davis
- Board members present: Susan Davis, Terri Harrison, Jeff Hunt and Lonzell Wilson along with 1 other homeowner (P. Brown)
- Keith Phillips attending for Arnie Holder
- Quorum established with 4 of 5 board members present
- Waive reading of previous meeting minutes. All in favor.

TREASURER'S REPORT

- Approximately \$10,000 under budget YTD
- Financials look good

NEW BUSINESS

- Arnie to move forward with language in by-laws to limit percentage of renters in Creekside AND start process to limit term of rentals.
- Entrance issues:
 - Light at south entrance needs to be repaired. Keith of relay to Arnie
 - Solar lights are gone
- Discussion about Mu-Grow:
 - Susan went on a walk along ELW Parkway in July. Brazilian pepper needs removal at 1638.
 - Need letter from Mu-Grow to homeowner @ 1704 stating tree does not need to be removed.
 - Requests pictures from Mu-Grow regarding the proposed work at North entrance behind 1768 and 1798.
 - Next mulching contingent on other work Mu-Grow may be doing on hedges. October?
- Raphael Castillo attended the meeting at 7:10pm
- Discussion was had concerning tree trimming along ELW Parkway, the cost, the frequency and impact on Annual budget. Need a line item for this on Balance Sheet.
- Continuing progress on updating IT address information to send group (neighborhood) e-mails (need Matt Palmer and

my list to Susan!!!)

- Discussion on items 5-10 on meeting agenda.
- Budget workshop on 8/21 @ 6:30pm at Ameri-Tech
- Budget/Quarterly meeting on 10/7

OLD BUSINESS

- None

MANAGER'S REPORT

- Attached

Meeting adjourned at 7:36pm

Next regular meeting Monday, November 18, 2024, at 1622
Bayhill Dr



Balance Sheet - Operating
 Creekside HOA
 End Date: 7/31/2024

Date: 7/31/2024
 Time: 6:08 pm
 Page: 1

Assets

OPERATING FUNDS

11-1021-00-00 BB&T Operating 5440
 11-1022-00-00 Edward Jones CD from Operating

\$38,758.22
51,348.50

2 CDs 51,397

Total OPERATING FUNDS:

\$90,106.72

RESERVE FUNDS

12-1048-00-00 BB&T Reserves 5483

28,653.65

Total RESERVE FUNDS:

\$28,653.65

UTILITY DEPOSITS

13-1150-00-00 Deposits - Electric

678.00

Total UTILITY DEPOSITS:

\$678.00

Total Assets:

\$119,438.37

Liabilities & Equity

LIABILITIES

20-2010-00-00 Reserves - Painting
 20-2100-00-00 Reserves - General
 20-2310-00-00 Reserves - Interest

100.00

26,713.59

1,840.06

Total LIABILITIES:

\$28,653.65

EQUITY/CAPITAL

30-3200-00-00 Prior Years
 30-3250-00-00 Capital Contributions

75,365.18

3,675.00

Total EQUITY/CAPITAL:

\$79,040.18

Net Income Gain / Loss

11,744.54

\$11,744.54

Total Liabilities & Equity:

\$119,438.37 ✓



Income Statement - Operating
Creekside HOA
 06/30/2024

Date: 7/31/2024
 Time: 5:02 pm
 Page: 1

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
REVENUE							
4010 Unit Maintenance Fees	\$8,626.69	\$9,148.33	(\$521.64)	\$54,390.23	\$54,889.98	(\$499.75)	\$109,780.00
4400 Operating Interest	0.31	-	0.31	1,350.16	-	1,350.16	-
Total REVENUE	8,627.00	9,148.33	(521.33)	55,740.39	54,889.98	850.41	109,780.00
EXPENSES							
OPERATING EXPENSES							
5010 Copies/Printing/Supplies	374.00	209.58	(164.42)	1,865.00	1,257.48	(607.52)	2,515.00
5025 Lockbox/Coupons	-	35.42	35.42	-	212.52	212.52	425.00
5030 Boxes Sent To Storage	-	48.75	48.75	377.75	292.50	(85.25)	585.00
5040 Website	-	49.58	49.58	595.00	297.48	(297.52)	595.00
5300 Insurance	-	370.83	370.83	-	2,224.98	2,224.98	4,450.00
5400 Lawn Service Contract	550.00	545.83	(4.17)	3,300.00	3,274.98	(25.02)	6,550.00
5410 Plant Replacement	-	225.00	225.00	-	1,350.00	1,350.00	2,700.00
5420 Irrigation/Sprinklers	441.79	441.67	(0.12)	3,092.53	2,650.02	(442.51)	5,300.00
5430 Fertilizer / Pest Control	66.00	66.67	0.67	396.00	400.02	4.02	800.00
5610 License & Fees	-	7.50	7.50	-	45.00	45.00	90.00
5700 ELW Community Assoc	4,133.50	4,033.33	(100.17)	24,801.00	24,199.98	(601.02)	48,400.00
5800 Management Fee Exp 12/24-30 day notice	750.00	750.00	-	4,500.00	4,500.00	-	9,000.00
5900 Legal	-	166.67	166.67	-	1,000.02	1,000.02	2,000.00
5910 CPA Services	-	35.42	35.42	425.00	212.52	(212.48)	425.00
6100 Repair/Maintenance Roads & Grounds	-	166.67	166.67	150.00	1,000.02	850.02	2,000.00
7001 Electric	366.32	341.67	(24.65)	2,202.44	2,050.02	(152.42)	4,100.00
7004 Trash Removal	-	1,133.33	1,133.33	-	6,799.98	6,799.98	13,600.00
Total OPERATING EXPENSES	6,681.61	8,627.92	1,946.31	41,704.72	51,767.52	10,062.80	103,535.00
NON OPERATING EXPENSES							
9100 Reserves - Pooled	520.42	520.42	-	3,122.52	3,122.52	-	6,245.00
Total NON OPERATING EXPENSES	520.42	520.42	-	3,122.52	3,122.52	0.00	6,245.00
Total EXPENSES	\$7,202.03	\$9,148.34	\$1,946.31	\$44,827.24	\$54,890.04	\$10,062.80	\$109,780.00
COMBINED NET INCOME	\$1,424.97	(\$0.01)	\$1,424.98	\$10,913.15	(\$0.06)	\$10,913.21	\$-