

**CREEKSIDE HOMEOWNER'S ASSOCIATION
NOTES FROM THE ANNUAL MEETING AND ELECTION OF
DIRECTORS**

- **DATE/TIME: Monday, February 12, 2024, at 6:30 PM**
 - **LOCATION: 1639 Bayhill Dr. Oldsmar FL 34677**
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- Meeting was called to order at 6:41 PM by President Susan Davis
- Ameritech Property Manager Arnie Holder was designated chairperson of the meeting
- Quorum established at 19 homeowners.
- All current board members and compliance committee members present, along with 2 other homeowners (P. Brown, Wagners)
- Minutes from last meeting of November 20, 2023 were waived

PRESIDENT'S REPORT

- Working on a mailing for a community newsletter. Get contact information from homeowners. Need to increase communication
- President's meeting for a community newsletter ELWCA on 2/22/24
- President Davis spoke about ELWCA gate project status

TREASURER'S REPORT

- Lonzell spoke about HOA assets, reserves and operating budget
- CDs: 1x 6-month, 1x 12-month
- Budget is on track for FY 2024

NEW BUSINESS

- Diane Dinsmore asked about Compliance Committee involvement
- Discussion was held about homeowners that are not in compliance with community standards after 3 notices (Ameritech needs to notify Board with violations)
- Discussion about process for violations in homeowner's backyards. Can a HOA legally check backyards for

- violations? And issue those violations?
- 1619, 1655, 1670, 1799 are 4 homeowners that are at 3+ months for compliance
 - Compliance Committee needs to establish date, time and location of meeting for noncompliant homeowners. Meeting scheduled for Monday, March 4th at 6:30 PM at 1712 Bayhill Dr (Diane Dinsmore's home). Ameritech to contact violators with notice of meeting
 - 1728 is homeowner that is 3+ months late on HOA fees. Final check, if not current, attorney involved
 - 1736 to get 2nd letter informing them of delinquencies
 - Brenda Holmes/Susan Davis emphasized again need for community newsletter
 - Susan Davis and Jeff Hunt went to Ameritech on Jan 31, 2024 and updated community records, saving our community about \$540/yr
 - Need to make homeowners aware of authorization for exterior modifications
 - Lonzell estimates new CDs will increase HOA revenue approx. \$2500/yr
 - Hedges along ELW Parkway need attention
 - Solar lights???
 - Priority for 2024 are hedges and grass at entrances

Meeting adjourned at 7:48 PM

Next regular meeting Monday May 6, 2024 at 6:30 PM at 1671 Bayhill Drive

Board of Directors Organizational Meeting held immediately after and the following officers were elected for 2024

President – Susan Davis

Vice President – Terri Harrison

Treasurer – Lonzell Wilson

Secretary – Jeff Hunt

Director – Raphael Castillo

Meeting adjourned at 7:52 PM