

CREEKSIDE HOMEOWNERS ASSOCIATION

Date: May 11th, 2026

Time: 6:32 PM – 7:44 PM

Location: 1671 Bayhill Dr. Oldsmar, FL 34677

I. CALL TO ORDER & ROLL CALL

The meeting was called to order by Sue Davis at 6:32 PM.

Attendees:

- Sue Davis
- Terri Harrison
- Jeff Hunt
- Rafael Castillo
- Heidy Wagner

II. TREASURER'S REPORT

- **Certificate of Deposit (CD) Investment:** A motion was made to invest \$26,894.46 into a 1-year CD at a rate of 3.9%. The motion was approved by Terri Harrison, Jeff Hunt, and Rafael Castillo.

III. ARCHITECTURAL CONTROL & MAINTENANCE

- **Policy Reminder:** The Board reiterated that full Board approval is mandatory for all resident architectural changes.
- **1727 Fence Remediation:** A motion was made to approve a \$500 expenditure from the reserve fund to reset the fence at 1727. This expense corrects a previous oversight during the drawing review process. **Status:** Completed.

IV. COMMUNITY OPERATIONS & COMPLIANCE

- **Hurricane Preparedness:** The Hurricane Early Prep Letter has been successfully distributed to all residents.
- **Parking Violations:** The Board requested that the neighborhood patrol service compile and submit an official report detailing ongoing parking violations.

V. RESIDENT & ENVIRONMENTAL ISSUES

- **Preservation Area Tree:** A homeowner submitted a complaint regarding a tree from the preservation area leaning close to their property line. The Board directed the homeowner to contact the preservation management team directly.
- **Brooker Creek Waste Removal:** The homeowner of 1727 agreed to clear out yard waste that had been dumped on the Brooker Creek side of the property.

VI. ADJOURNMENT

There being no further business, the meeting was officially adjourned at 7:44 PM.

2. Action Item Tracker

Since the minutes did not explicitly name who is handling each task, I have assigned logical owners based on typical Board roles. You can adjust these names as needed:

- **Task:** Move \$26,894.46 into the 1-year 3.9% CD.
 - **Owner:** Treasurer (or designated Board Member)
 - **Deadline:** Next Board Meeting
- **Task:** Request parking violation report from the community patrol service.
 - **Owner:** Property Manager / Security Liaison
 - **Deadline:** Immediate
- **Task:** Confirm yard waste at 1727 has been completely cleared from the Brooker Creek side.
 - **Owner:** Covenant Committee / Site Inspector
 - **Deadline:** Within 14 days
- **Task:** Follow up with the resident regarding the leaning preservation tree to ensure they reached the correct preservation authority.
 - **Owner:** Board Secretary
 - **Deadline:** Next Board Meeting

3. Community Newsletter Summary

A light, friendly update to email out or post on your community portal.
