

ABERDEEN HOMEOWNERS ASSOCIATION OF PASCO, INC.

June, 2021

To: All Owners Within
Aberdeen Homeowners Association of Pasco, Inc.

Re: Social Media Postings

Dear Owners:

I am writing this letter on behalf of the Board of Directors to advise you of the policy and position of the Association relating to recordings of Board and/or membership meetings and postings on social media pages by owners and/or residents within our Community.

As you may know, the Board of Directors took exception to two individuals posting on Facebook of a video showing a contentious Board meeting and letters were sent by our attorney demanding that the posting be removed from Facebook since it was understood that the Facebook page was not restricted to only owners within the community. The Board of Directors has since discussed this matter at length and has decided to forego further legal action against these individuals. However, the Board feels that all residents and/or owners within the Community need to know the Board's stance on recording and/or posting any meeting on an individual's social media page or any other forum that is not restricted to only members of the Association.

The Board's legal committee is of the opinion that a continued back and forth is not only a waste of money and time, but is creating a miserable and negative community environment. Therefore, the decision was made to stop any further legal actions for occurrences up to this point. The true intention of the Board taking action in the first place was the concerns of residents being recorded without their knowledge and proper notice, and that the platform (unofficial Facebook) was not a secure location for community business, information as well as behaviors displayed leaked out could do harm to the value of the community.

The Board implores all residents to realize that any social media or other platform that is not the Official Community FB page, or Community Website, is controlled by persons other than the Board, and by blocking or not allowing access to Board members, the Board has no opportunity to respond to or dispel rumors, intentionally bringing down the morale of the entire community.

The Board should work as a team to encourage and invite members to attend meetings and keep up with the website to stay informed and involved. Any person attending a membership or Board meeting may record said meeting, *as long as an announcement is made that a recording will take place and the recording is set to record the entire meeting.* All persons attending a meeting should have an opportunity to excuse themselves from a meeting that is being recorded or to choose to stay silent and once the announcement is made, those persons not wishing to be recorded may exit the meeting.

Once a recording is made, the Board would prefer that the video not be uploaded on any social media page whatsoever. The Association is a private organization, and its meetings and records are open only to members. Postings of this type can have unintended consequences of damaging property values, making it more difficult to attract quality buyers, and sewing divisiveness and negativity in the Community.

Further, individual owners in the Community who are also members of the Board of Directors of the Association are held to a higher standard and must maintain complete separation and impartiality between the two; and most importantly, any social media page or posting must not have any appearance of an official Association page and should be closed to persons that are not owners within the Community.

If any owner within the Community has a complaint relating to the Association as a whole or relating to an individual Board Member or action taken at a Board meeting, those complaints should be made in writing to the Association and not made public. There is nothing to gain by posting any video on a Facebook page or other social media page, and certainly nothing constructive will result.

To reiterate, please do not share official records of the Association on any social media platform where access is not restricted to verified owners within the Community only and where access is denied to non-owners and the website or platform should have a clear disclosure stating THIS WEBSITE OR PAGE IS NOT AFFILIATED WITH OR IN ANY WAY SANCTIONED BY THE ASSOCIATION OF OUR COMMUNITY OR ITS BOARD OF DIRECTORS. ALTHOUGH SOME PERSONS MAY BE BOARD MEMBERS ON THE ASSOCIATION BOARD OF DIRECTORS, THIS SITE IS NOT SANCTIONED BY OR IN ANY WAY AFFILIATED WITH THE ASSOCIATION OR ITS BOARD OF DIRECTORS FOR PURPOSES OF ASSOCIATION BUSINESS AND AS SUCH, NO REPRESENTATIONS MADE, COMMENTS, POSTINGS, OR THE LIKE ON THIS SITE SHALL IN ANY WAY BIND OR CREATE LIABILITY FOR THE ASSOCIATION OR ITS BOARD OF DIRECTORS. ANY AND ALL INQUIRIES REGARDING ASSOCIATION MATTERS OR OFFICIAL BUSINESS OF THE ASSOCIATION SHOULD BE DIRECTED TO:

Aberdeen HOA
c/o Ameri-Tech Community Management, Inc.
5434 Grand Blvd.
New Port Richey, FL 34652

IN ACCORDANCE WITH ASSOCIATION POLICY AS THIS IS NOT AN ASSOCIATION RUN OR SANCTIONED FORUM.

Any time that an individual Board Member is posting, it should be made clear that he or she is simply speaking as an owner/resident and not in their capacity as a Board Member. A disclaimer preceding each post could read as follows: I AM POSTING THIS IN MY CAPACITY AS AN INDIVIDUAL OWNER/RESIDENT IN THE COMMUNITY AND I AM NOT SPEAKING OR POSTING IN MY CAPACITY AS A BOARD MEMBER, AS THIS SOCIAL GROUP IS NOT AFFILIATED WITH OR IN ANY WAY SANCTIONED BY THE ASSOCIATION OF OUR COMMUNITY OR ITS BOARD OF DIRECTORS.

Please do not hesitate to contact your Board of Directors should you have any further questions.

Sincerely,

Nick Naderpour, LCAM
On Behalf of the Board of Directors
Aberdeen Homeowners Association of Pasco, Inc.

To: All Aberdeen Residents

From: Aberdeen Board of Directors

June, 2021

Many of you, over several years, have requested that there be changes made to the Association's Covenants and Restrictions. In order for this to happen the Association would need 2/3rds of the membership to approve the changes. That number is **115**. In order to do this, the community faces two significant issues, the cost of the changes, and the participation of the Association.

The typical charge for the attorney to research validity, write the proper wording and ensure they do not cause any conflicts with county, state or federal restrictions will vary depending on the necessary time spent. Each amendment the board has come up with, is estimated to be 30 minutes to one hour, resulting in attorney fees of \$125 to \$250. Again, these figures are estimated, could be slightly more or slightly less.

A Special Meeting would be held, a quorum of owners (**115**) be in attendance either in person or by proxy , and then, each amendment must meet a minimum of 2/3 (**115**) of the voting population to pass. This has been a difficult thing to accomplish in the past.

Again, this is a very expensive process to undertake and will require everyone to make an effort.

This special meeting will be held for the purpose of voting on these amendments. The date and time will be announced as soon as the voting packet is prepared and mailed out.

Below are some of the ideas the board is considering for the amendments. Additionally, there is space for you to write in any suggestions you may have. Please note that not all suggestions may possible. Please return your suggestions to:

Ameri-Tech Community Management
5432 Grand Blvd.
New Port Richey, FL 34652

Or email: nnaderpour@ameritechrail.com

with any information you feel will be helpful to the board in making the final decision as to what should go to the attorney and finally to the community for a final vote. The Board thanks all of you in advance.

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| Trash can concealment change | Metal Roofs |
| Front Porch screen enclosures | 10 Foot Shed Height (from Ground) |
| Roll up garage screens | paver driveways and paver extensions |
| Commercial vehicles | ladder racks on vehicles |
| Lower meeting quorum requirements | removal ability for Board members |
| No Air B & B Allowed | Home must be owned two years before renting |
