

ABERDEEN HOA BOARD MEETING

Meeting Minutes

June 28th 2018

Present: Hollie Topash, Ferris Owens, Betty Henson, Matt Murray, Elsie Young

Next meeting: TBD

cc Susan Dowsewell

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- The Meeting was Call to order at 6:00pm.
 - Motion was made and approved to waive the Minutes by Hollie Topash and seconded by Matt Murray.
 - Hollie addressed the situation of the various Ponds. In particular the matter of the erosion of Pond in question based on complaint by Homeowner Mark Kirk. Hollie addressed that there were various ponds that needed to be addressed. However after discussion with Company there were 3 Ponds where the situation warranted that they be addressed prior to the others. The cost of those ponds would be \$25,000, \$32,000 & \$71,000. The lesser cost being for the pond near Mark Kirk that would be addressed first. Hollie mentioned that we should be able to choose between the following: work on 1 pond and observe the result for 1 year, or work on the top 3. The company in discussion would be the company that worked on Lexington Oaks. Hollie made a motion that we work on the top 3 ponds and Betty Henson 2nd the Motion.
 - The subject of where the money will be coming from to correct the erosion of the ponds. Hollie stated that it could be used from the Operating Account and each home owner will be required to pay their share of the overall cost. Ferris asked what happen if 75% of the Homeowners decided not to pay? Hollie responded that a Lien would be placed on the Homeowners property. It was asked by Hollie as to whether the Homeowner would be required to pay their portion in 3months or 6months. Hollie made a motion that the Homeowners be asked to pay their portion 6 months. Matt Murry 2nd the Motion. It was brought to the table that there may be an approximate cost of \$598.84 per household.

Amendment to Current Rules

- Hollie Topash opened the discussion regarding amending current Rules & Regulations of Aberdeen Development. Hollie stated that in order for the various Amendments to pass we would need 2/3 vote from everyone of the 172 homes to respond " Yes" to the following Amendments by Proxy. In order to ensure the Proxies be returned in a timely manner, Hollie suggested the following. a. Mail Proxy, b. Hollie would have a drop-box and the Homeowners can drop them off by Hollie's property c. Homeowners can call and Hollie will stop by and pick up the Proxies.
- Motion by Hollie to increase the Peak for Sheds to 10ft. - Agreement and approval by Architectural Committee in compliance with guidelines set forth, will be added to the Proxy.
- Above Ground Pool – Hollie presented the Motion and all board members voted NO.(Roger asked what was the purpose for not allowing above ground pool. Hollie responded that the above ground pools needs to be removed in the winter months and there is the danger of leakage of Chlorine into the ponds.

- Hollie made a motion for garage screen. Matt Murry 2nd the motion. it was stated that only the garage screens that roll up like a garage door would be allowed after approval from architectural committee and would be added to the Proxy.
- Hollie made the Motion as to the Front Porch Screen and decided that this will be added to the Proxy.
- The discussion of Painting the driveways brought to the table, Carmen mentioned the Sealant from Home Depot. Hollie mentioned couple Homeowners had it done but did not see much difference. It was decided that this Item would not be added to the Proxy.
- The matter of expanding the driveway was brought to the table. Hollie mentioned that that was currently allowed with approval of the Architectural Committee but should be Cement.
- The matter of allowing PVC Tan/White fences to be installed by homeowners was mentioned. Hollie explained that PVC "TAN" fences is in the contract, however, although most Homeowners install white fences, the color "WHITE" was not in the contract. The matter of the fences will be in the Proxy.
- The subject as to who should maintain the flow of water on the individual properties. Hollie advised that the water should flow towards the pond and the matter of gutters. Matt mentioned that the Homeowners should be notified if a problem was observed. Hollie stated that there was nothing that Code Enforcement can do about the flow of water. Homeowner Sara asked how there could be a charge for the cleaning of Mailbox but we are not able to enforce payment for the water drainage. [Hollie had mentioned following up from our last meeting quite a few Homeowners mailboxes were cleaned by the company at the Homeowners expense.
- In addressing the cost to the Homeowners for the Erosion of the Ponds, Roger Simwa asked how the Association will recover the money if the Homeowner cannot pay. Roger thought that it was unfair to some people. This went into discussion among the Homeowners and resulting with the request for Hollie to speak with the Lawyer for the Association with the expectation that he would present a plan to come up with a solution. The varying cost that accumulated when a Homeowner neglect to pay Association fees etc. ensued and led to discussion of lien, garnishing of monies, violation, extra cost for stamps etc.
- New Business:
Homeowners ask about the Paint book and led to discussions that if the same color is being replaced there is no need for approval. However for new colors and siding approval was needed

A very lively meeting was adjourned by Hollie at 7:09P.M.

Respectfully submitted
Elsie Young

Approved _____

Date _____

Approved _____

Date _____

ABERDEEN HOA BOARD MEETING

Minutes of Special Assessment Minutes

September 06th 2018

Present: Hollie Topash, Ferris Owens, Betty Henson, Matt Murray, Elsie Young

Next meeting: 10/4/2018

cc Susan Dowswell

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- The Assessment Meeting was Call to order at 6:02pm at the New River Public Library.
 - Hollie acknowledgement new faces to our meeting and proceeded to introduce the Board members including Susan Dowswell from First Service Residential, our Management Company. Because of the number of response and attendance it was agree that we had a Quorum.
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 - Hollie addressed the main reason for our meeting a special assessment for our ponds which we have been addressing the last 4 meetings. The Board voted on our last meeting to approve this assessment which was sent to the membership for a vote. We have a total of 9 Ponds, in the community, 7 of which have major erosion issues.
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 - In a response to a Homeowners question, Hollie explained that the focus on the ponds started as a result of a home owner's complaint, which was followed up with a call to Swift Mud regarding the Pond in the Homeowner's immediate vicinity. SwiftMud then came out to assess the situation, and also assessed the other Ponds in our Development. As a result of the assessment, SwiftMud advised that we needed to repair the ponds or we would be fined each month, for each pond, until the ponds have been fixed. Hollie advised that she met with SwiftMud and the engineers, and several pond erosion companies. Currently 1 pond has been repaired for a cost of \$ 25,000 taken out of our operating fund. The cost to repair all remaining 6 ponds is \$256,000.
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 - All other ponds were evaluated and ranked in order of necessity and deteriorating condition. SwiftMud has advised that if we show that we are making an attempt to fix the ponds we will not be fined. We have been advised that we would be able to split the repairs over a number of years. Fines may be \$1000 per pond per month depending on SwiftMud, until they have been repaired. There are no Development Board decisions as to whether or not we will do the repairs, it is mandatory that these be repaired.
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 - One of our members questioned as to the end result by SwiftMud and if we were given a written assessment, also if there was an independent company that SwiftMud had control over. Hollie responded that SwiftMud as a rule do not give the assessment but meet with the board, inspect the pond and tell us what we are expected to do. It is the development's policy that ponds are inspected every 5 years.
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 - A Homeowner inquired as to how many estimates we had received, Hollie responded that she received 3 estimates as required. The Homeowner found it hard to believe the cost and ask for copies. Hollie explained that in earlier meetings bids as well as background were presented and voted upon. When asked why the members are not allowed to vote on the company, Hollie mentioned that the Board as per our By-Laws is required to vote. It was

explained that there are 172 homes in our development and very few members show up for meetings. It is imperative for Homeowners to attend and have their voices heard and each opinion and suggestions are welcome. While there are many efforts to have members attend meetings, many are reluctant and of the opinion that it does not matter if they show up.

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- The Following questions were presented:
- (1) As to the steps taken would it prevent further erosion? The response was that there are no guarantees, it should last over 20 years but in cases of natural disaster there are no guarantees.
- (2) Has this been done previously in our neighborhood? No, it has not happened before. We were scheduled for an inspection this year.
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- Hollie explained that SwiftMud is addressing 10 ft. easement from water to property edge, and proceeded to display pictures of the pond that has been repaired, showing the rocks etc. Hollie explained that as part of the repairs, the back fence has to be removed as well as installation of new sods.
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- It was addressed that we are on the schedule to start in November for the next 2 ponds. However, it can be expected that the Homeowners may not come up with their share of the Assessment money for the next 6 months. Hollie suggests that we will need to address the increase of dues for the October meeting. First payment will start October 1st. On the map Hollie pointed out the ponds and the order in which they would be repaired. HomeOwner questioned whether the repairs would cause traffic issues? Hollie thought that some lanes may be affected but from the experience with the 1st pond, that was not very intrusive. There may be construction during the Thanksgiving Holiday but not for Christmas since they took less than a week to complete the repairs on the first pond.
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- The cost to each Homeowner would be 549.96 over 6 months or 92.05 monthly (for 2 ponds total) When asked about the actions against Homeowners who does not pay their HOA dues, Hollie advised that if they do not pay, foreclosure procedures can be initiated on their homes, which will also include the Assessment.
- Questions were asked in regards to the remaining ponds and how much will be remaining after the payment for the 2 ponds, and will the increase of dues cover the amount. Hollie was not sure since we do not have a reserve account for pond erosion. Currently we have over \$100,000 in reserve account.
- Hollie advised that prices for the repairs will remain for the next 2 years regardless of any advance erosion; we are locked into a contract with the company. There is 1 year guarantee for their labor.
- It was mentioned that the name of the company we have selected to conduct our repairs is Finn Outdoors.
- Susan was asked if the coupon books would be ready by October 1st, she expressed that that she was not sure as the completion date was out of her hands.
- The result of the vote was 31 Yes and 9 NO.
- The meeting was adjourned at 6:40.

ANNUAL MEETING

The Annual meeting commenced at 6:41pm. The minutes of the last meeting was presented. A Motion was presented by Hollie to approve the last meeting. Matt seconded the motion

- Payment option for the new payment was moved to put the new date to October 15th for the new payment and each month following. Hollie presented the motion, which was seconded by Betty.
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- Hollie mentioned that FDOT brought a portion of the property in the front of Aberdeen. The Original developer for Aberdeen had mistakenly placed the fence on the property. Hollie had the fence removed at FDOT cost. The survey was pulled to ensure that the correct portion of land that was deemed to be FDOT was indeed their property. However, Aberdeen, will be required to pay for the replacement of the fence.
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- Annual Meeting will be held on October 4th, at this meeting there will be opportunity to vote in new board Members. Susan advised that Packets will be sent out for Amendments to the current Budget etc.
- In answer to a question regarding the mailboxes, it was disclosed that 45 people were asked to reimburse charges as a result of having their Mailboxes cleaned.
- The Community Yard sale will be held October 20, Matt suggest that we schedule our yard sale to a date when other community were not having theirs.
- Discussions addressing neighbors who are not taking care of their properties. Susan mentioned that she was addressing some issues and the management company drives around each month.
- Questions regarding pine trees were addressed. Hollie mentioned that they should not be taller than 8 feet.
- There should be no French drain, and no type of run off should be in the pond. Are the security cameras working? Hollie responded yes, and that as a result of the last burglary to cars the Police is currently in possession of the video camera.
- The Meeting was adjourned at 7:02PM.

Respectfully submitted

Elsie Young

Budget 2020

First Service Management contract is up for renewal with a increase, it was decided that their propose increase was not warranted. There have been four (4) Representative changes in 6 months, letters were not be sent out as a follow up to violations. Also amongst other things, spreadsheet of violations were to be presented to the Board but were never sent. Hollie went over the areas that we were not happy with, and that were of concern to us with the current Management. Hollie had placed calls to other Management Companies and was awaiting quotes.

As part of the new budget, there would be no increase in cost of maintaining the pond.

Hollie mentioned that we have the green/blue algae, and the chemicals used to remove the oxygen also kills the fishes, as a result it needed to be done slowly and in stages.

It was stated that all files and By-laws may be found on the official Aberdeen face book page, and everyone was encouraged to check it out. The budget will be posted after the meeting.

Hollie ask that we adopt the budget "minus" the management Company. James Myrthill from the Management Company joined the meeting after having some traffic delays. Mandy Smith will be doing the violation and for our information described the color car that she drives. Roger inquired about the company and if they were issuing the violations.

Fining Committee

Matt mentioned that we do not currently have a fining committee. Discussions ensued regarding properties that are rented and the interest or lack thereof of upkeep by some Tenants, in regards to the property they occupy. Conditions of Mailboxes were high on the list of those items that were not well attended to.

Discussions address how the newly established fining committee will carry out their role. Damien Dam mentioned that from his recent experience, violation was received on the day it was due. In response to Damien's question, Hollie mentioned that Homeowners can reach out to swift mudd with suggestions for drainage issues/problems.

Matt Murray addressed a hope for changes or addition to the actual deed restriction for Developed (Large) Companies purchasing homes in the development as opposed to individuals purchase.

Hollie adjourned the Board of Directors meeting at 6:31pm

Annual Membership Meeting

Motion for membership meeting was call to order at 6:32 pm. A Quorum was established. Hollie made the Motion to waive Minutes of Meeting, Matt 2nd the Motion. We were advised that Ferris Owens (Architecture) was no longer on the Board due to personal matter. Hollie explained the duties of the members and how often we meet and the responsibilities of the Architectural person.

Damien Dam was nominated for the post of Architectural person. The remaining members advised they were running again for their current post. A question regarding Special Assessment was addressed and Hollie advised that Swift mudd came by and reported that the ponds were good to go. Monies are in the budget for future repairs to the ponds.

Roger asked about street lights that were out. Hollie advised that any Homeowners should call Withlacoochee with the eight digit numbers on the post.

Sarah Fede asked about an update regarding homeowners that may have been responsible for their drainage problems. Roger asked if the violations were been addressed by Homeowners. Hollie advised that letters were sent to homeowners and except for one homeowner, they were taken care of.

James Myrthil addressed the importance and advantage of having a Fining Committee to address violations as it helps in the following areas:

1. It turns the Development around when there is knowledge of an expected hearing (mostly positive).
2. Homeowners comply much quicker
3. There are less likelihood for Assessment Fee to go up.

Hollie mention that homeowners were calling at strange time for assistance. James Myrthil suggested that Homeowners call the Management office which is manned 24hours, and they would reach out to Hollie.

The proxies were counted for Tax Roll Over and resulted in 25 Yes 0 No.

Matt had question for Management Company regarding Landscape company blowing grass over on someone else's property. James suggest that they reach out to Mandy and the Management Company would address it.

As side discussions. A homeowner asked why there were only 2 cable companies that come out to our area. It was suggested that there was a monopoly and in the next couple years there may be more companies to service the area. Matt suggest that he would like for the Big companies to be interviewed prior to purchasing property in the development.

Matt welcomed Damien Dam to the Board. Hollie adjourned the Annual Membership meeting at 6:57pm.

Board of Directors Organizational Meeting

Board of Directors Organizational Meeting was call to Order at 6:57 pm. Motion was made to waive the Minutes of the Meeting by Hollie Topash and was seconded by Matt Murray.

The Meeting was adjourned at 6:59PM.

Respectfully Submitted

Elsie Young