

Aberdeen Home Owners Association of Pasco – Annual and Budget Meeting October 15, 2020

Minutes of Meeting

Present: Hollie Topash, Matthew Murray, Elsie Young, Damien Dam, Betty Hudson and April Heuter

Location: Playground on Earn Drive [Social Distancing was adhered]

Next Meeting: TBD

Budget Meeting

The meeting convened at 6:00 pm at the playground on Earn Drive. It was Certified that our Quorum of The Board and Membership were present, which is needed in order for the Business of the HOA to be conducted. April went over the 2021 Budget, addressing amongst other areas the Home Owners Policies. It was mentioned that the maintenance fee for all Home Owners would be increased to \$168.00, which included "\$10.00" that was added for funds towards the repairs of the ponds.

April Heuter advised that there was a 7.4% increase over last year's budget, but we were hopeful that we would be over budgeted. Roger Simwa inquired as to the increase in the budget of the cost of repairs/Maintenance Pressure Clean that went up (from \$1,500 to \$5,000), this was as a result of a one time cleaning of the entire entrance fence. Roger encouraging that Homeowners do expect us to get the best deals available. We were advised by Hollie that increases in Pressure washing companies, reflect the differences between those that have and others that do not have liability insurance, which is a requirement. It was mentioned that the entrance, both sides of the fence, playground and sidewalks needed to be addressed. Hollie advised that there were 3 Bids currently pending. This portion of the Budget Meeting was adjourned.

Annual Meeting

The Annual Meeting was call to order, Proof of Notice of Meeting was address Certifying of Proxies and Establishing Quorum. A motion was made to waive the minutes of the last meeting and was seconded.

Hollie ask that April explain the Reserve Account, Money Market Acct and the allocation of line Items. There were \$22,000 reserve for the Fence and 18,000 for Pond Restoration. It was discussed that the price of the Internet went up, Duke (Home owner) ask Hollie to give him a call since he had information about another Internet company and can discuss with her. Roger Simwa inquired if we are able to get a cheaper internet company, if the quarterly dues would remain the same.

The question was asked as to why we continued to use the coupon book, for which there was a cost to purchase. Hollie explained that not all Homeowners have online access, having the Coupon book ensures that it was incumbent that everyone should have access and the choice to pay electronically or by snail mail with the coupon. Homeowner inquired why it was necessary for the development to spend money on the signs throughout the development,

indicating “no Parking”, Hollie explained that they are only able legally tow away vehicles, parked illegally, if there was a visible sign available for all to see. Discussion ensued about the inconvenience of unavailable Parking when we have visitors. Information was provided to notify all that Parking Permits may be obtained from the Precinct or the Courthouse for those that may be expecting visitors and needed Permits for parking. Members of the Board were not the ones responsible but The Pasco Sheriff Department were the issuing agents for illegal Parking.

Renewal of Landscape Company

Hollie entered a motion to approve the renewal of the contract for the Landscape Company, Matt Murray Seconded the Motion. Home owner inquired about the company responsible for the spraying, advising that she did not think that they go around the entire area. Tim (Landscape) mentioned they should only go 10 feet from the water’s edge.

Joe had offered to decorate the front of the development for the Christmas Holidays. He would do so without charges to the Development, but would only require the monies for the purchase of materials to complete the task. Hollie entered a motion for a budget of \$500.00 to pay for the decorations and installation of electrical outlet and Betty seconded the Motion.

There were concerns regarding young people speeding in the subdivision, a kid was clocked at 40mph. There were fears that someone would be hurt in the process. Another Homeowner advised that Kids were running through their property and dirt bikes were back and forth in that Homeowners yards.

It was decided that the Board needed to meet and go over the deed restrictions. Matt Murray made a suggestion that Renters be approved prior to moving into the development. That was sidebar for later discussion. Roger suggested that overall we need to work towards increasing the value of our properties so that when we are ready to sell we can get good value for our property. Revising the deed as necessary to help to make the community grow. April mentioned that she has 11 pages of violations, however in the State of Florida we cannot foreclose on a fine and Liens are only good for 1 Year. Discussions ensued regarding the verbiage of the violation letters. The Annual Meeting was adjourned.

Organizational Meeting for New Board

Portion of meeting was call to order.

The floor was open for Nominations for Board Positions. The current Board Members were introduced to the floor. Roger Sinwa was asked to take over the Treasury and he declined the position citing personal commitments. Pedro Cortes was asked if he would accept a nomination and accepted the position of Treasurer on the Board. Hollie Topash, Matt Murray, Damien Dam and Elsie Young agreed to remain on the board in their current positions.

Thank you for your service Betty Hudson.

The Meeting was adjourned by Hollie Topash at 7:36pm

Respectfully Submitted

Elsie Young

