

Aberdeen Homeowners Association of Pasco County, Inc.

Meeting minutes

Location: New River Library – 34043 FL-54 Wesley Chapel, FL 33543
Date: Thursday October 21, 2021
Time: 6:00pm
Subject: Annual and Budget Meeting, and Election of Directors

Budget Meeting

I. Certify Quorum of the Board and Membership

A. The meeting convened at 6:00pm

B. Present from the Board: Hollie Topash, President; Matt Murray, Vice President; Diane Cochran, Treasurer (via facetime); Carmen Rodriguez, Secretary; Sara Gannon, Architectural Committee. Quorum of the board was established. Also present was Andrew George from Ameritech Property Management.

C. See attached list for Homeowners present.

II. Vote to Roll Over Excess Funds

A. Per proxy and attendees 36 yes 1 no

III. Board Approval of 2022 Annual Budget

A. Hollie proceeded to present the proposed budget for year 2022.

B. Per dialogue in the subject, the Operating Income Statement needs to be amended. The Sidewalk repair project of approximately \$11,000.00 is allocated incorrectly in line 6100 Building Maintenance & Repair. It should be part of non-operating expenses item 9020 Reserves – Common Area S/A

C. Per dialogue in the subject, a modification will be proposed in the Annual Meeting to amend the items in the non-operating expenses reserve to combine and consolidate items 9020 – Reserves Common Area S/A and item 9050 Reserves – Ponds to enhance the flexibility in the use of the reserve funds for either purpose in a single reserve item to be used as approved. The proposed change does not change the budget total as shown.

D. A motion to approve the budget and maintenance fee increase to \$173.55 as presented was initiated by Hollie and second by Sara. The motion passed unanimously.

The Budget Meeting was adjourned.

Annual Meeting and Election of Directors

I. Call to Order

II. Proof of Notice of the Meeting established

III. Certifying Proxies & Establish Quorum

A. Present from the Board: Hollie Topash, President; Matt Murray, Vice President; Diane Cochran, Treasurer (via facetime); Carmen Rodriguez, Secretary; Sara Gannon, Architectural Committee. Quorum of the board was established. Also present was Andrew George from Ameritech Property Management.

B. See attached list for Homeowners present.

C. Proxies 31

IV. Read or Wave Minutes of Last Members Meeting

A. Minutes Waived

V. Election of New Directors (5)

A. Call for candidate nominations from the floor

1. Hollie nominated Matt and Diane.

2. Matt nominated Sara and Carmen.

B. Introduction of Candidates

1. The nominated candidates were presented.

C. Close Nominations

1. Nominations were closed. No other nominations were made.

D. Appointment of persons to assist in counting ballots

1. No ballots were processed as there was only one nomination per position.

E. Casting of ballots

1. No ballots were processed.

VI. New Business

A. Lawncare contract for 2022. Hollie proposed to keep the services of E.R. Lawn Care LLC for the year 2022. The increases in the 2022 contract correspond to increases in the cost of fuel, materials and salaries. No other quote was requested as their services were deemed to have been performed as expected per contract without issues. Motion by

Hollie to retain the services of E.R. Lawn Care LLC for the year 2022, second by Matt. Motion passes unanimously.

B. Pond Maintenance Contract for 2022. There were two quotes received (Hollie, I need detail here) Motion by Hollie to award the contract to "Aquatic Management" (Hollie confirm name) for the year 2022, second by Sara. Motion passes unanimously.

C. Ponds Erosion Repairs. Motion by Hollie to amend the items in the non-operating expenses reserve to combine and consolidate items 9020 – Reserves Common Area S/A and item 9050 Reserves – Ponds to enhance the flexibility in the use of the reserve funds for either purpose in a single reserve item to be used as approved. The proposed change does not change the budget total as shown. Motion second by Sara. Motion passes unanimously.

D. Access to North East Pond near 31817 Inkley Ct. The maintenance company (Hollie add name here) has been using the easement and part of the property to access the pond. Due to the size of the pond, a small boat is needed to spray the chemicals for the maintenance. So far, the access on the east side of the property and the easement have sufficient width to pass the boat and equipment safely. Some of the options to avoid using the property include removing 27 pine trees and adding fill dirt to widen the easement. Another option is to remove 4 pine trees and fill to grade in order to access part of Billmar Rd to then come back into the Aberdeen pond. This will need two new gates. The first option may be estimated in excess of \$7,000. The second option may not be recommendable as adding a secondary access to the community will adversely impact the insurance premiums inevitably. A third option is to reach an agreement with the property owner to continue the access as of today in exchange for adding the property in the lawncare contract of the Aberdeen HOA. The property owner was present and indicated that will need to consult with her husband to reach an agreement with the Aberdeen HOA.

VII. Announcement & Seating of New Board

A. The Board of Directors positions are Hollie Topash, President; Matt Murray, Vice President; Diane Cochran, Treasurer; Carmen Rodriguez, Secretary; Sara Gannon, Architectural Committee.

VIII. Homeowner Comments

A. Proxies to pass the amendments to the Deed Restrictions will continue to be collected until the next meeting in hopes some of the amendments are approved.

IX. Adjournment

A. The meeting was adjourned at 6:50pm.

ABERDEEN HOMEOWNERS ASSCO. OF PASCO COUNTY, INC.
173 UNIT OWNERS
JANUARY 1, 2022- DECEMBER 31, 2022 PROPOSED BUDGET

ACCT	REVENUE	2021 ANNUAL	2022 PROPOSED ANNUAL	MONTHLY AMOUNT
4010	Unit Maintenance Fees	\$116,602	\$120,097	\$10,008
4020	Reserve Income	\$0	\$0	\$0
	TOTAL REVENUE	\$116,602	\$120,097	\$10,008
	OPERATING EXPENSES			
5010	Administrative / Office	\$4,000	\$5,542	\$462
5020	Coupons / Lock Box / Bank Charges	\$1,200	\$1,260	\$105
5300	Insurance	\$7,000	\$7,000	\$583
5400	Lawn Contract	\$30,240	\$37,200	\$3,100
5410	Lake/Pond Maint	\$4,950	\$8,400	\$700
5420	Irrigation Repairs	\$800	\$500	\$42
5430	Grounds - Other	\$1,200	\$2,000	\$167
5600	Corp Annual Filing Fee	\$80	\$80	\$7
5800	Management Fee	\$17,646	\$17,646	\$1,471
5900	Legal Fees	\$5,000	\$5,000	\$417
5910	Accounting & Audit Fees	\$396	\$396	\$33
6100	Building Maintenance & Repair	\$500	\$500	\$42
6110	Repairs/Maintenance Pressure Clean	\$5,000	\$1,000	\$83
6120	R&M- Wall/Fence	\$600	\$500	\$42
7000	Electric	\$3,858	\$5,500	\$458
7006	Internet	\$3,000	\$1,300	\$108
7900	Bad Debt Expense	\$5,400	\$4,000	\$333
8000	Operating Contingency	\$943	\$0	\$0
	TOTAL OPERATING EXPENSES	\$91,813	\$97,824	\$8,153
9010	Reserves - Playground	\$1,738	\$1,400	\$117
9020	Reserves - Common Area S/A	\$14,265	\$14,400	\$1,200
9030	Reserves - Sign-Front Entrance	\$1,020	\$1,032	\$86
9040	Reserves - Fence	\$846	\$1,204	\$100
9050	Reserves - Ponds	\$6,920	\$4,166	\$347
	TOTAL RESERVES	\$24,789	\$22,273	\$1,850
	TOTAL EXPENSES	\$116,602	\$120,097	\$10,003
			\$0	

YOUR NEW 2022 QUARTERLY MAINTENANCE FEE WILL BE

\$173.55

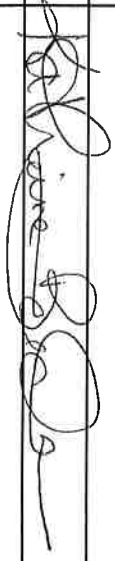
RESERVE ANALYSIS
ABERDEEN HOMEOWNERS ASSCO. OF PASCO COUNTY, INC.
JANUARY 1, 2022 - DECEMBER 31, 2022

RESERVES	Current Replacement cost	Current Reserves 1/1/2022	Expected Life Yrs.	Remaining Life Yrs	Unreserved Amounts	2022 Fully Funded Annual Reserves	2022 Actual Budgeted Amount
Reserve - Playground	\$40,000	\$9,113	20	18	\$30,887	\$1,716	\$1,716
Reserve - Common Area S/A	\$500,000	\$32,660	50	33	\$467,340	\$14,162	\$14,162
Reserve - Sign-Front Entrance	\$50,000	\$3,314	50	46	\$46,686	\$1,015	\$1,015
Reserve - Fence	\$25,000	\$22,571	15	2	\$2,429	\$1,214	\$1,214
Reserve - Ponds	\$17,882	\$13,716	5	1	\$4,166	\$4,166	\$4,166
TOTALS	\$632,882	\$81,373			\$551,509	\$22,273	\$22,273

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ABERDEEN HOA
ANNUAL BUDGET MEETING

172 UNITS

ACCT #	LAST NAME	FIRST NAME	PROXY	ROLL OVER EXCESS FUNDS		SIGNATURE
				Yes	No	
18	2018-1 MS LLC	HPA Borrower				
148	Borrower LLC	TAH 2017 1				
107	2018-2 IH Borrower LP	2018-2 IH Borrower L				
164	Adderley	Zhivago				
159	AH4R Properties Two	LLC				
97	Allison	Danielle & Robert				
40	Amadasun	Isaac & Osayuki				
21	Americam Homes 4 Rent	Properties Six, LLC				
16	Appleton-Thorn	Fiona				
72	Aragon	Indhira				
96	Asturias	Concetta & Marco				
134	Baksh	Daisy	✓	✓		
35	Baksh	Shiroon	✓	✓		
82	Barba	Ann				
64	Barreto	Eduardo				
30	Beazer Pre Owned	Homes II, LLC				
145	Bennett	Dale & Patricia	✓	✓		
45	Beronda	David & Katherine	✓	✓		
170	Beste	Jennifer				

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ABERDEEN HOA
ANNUAL BUDGET MEETING

172 UNITS

99	Black Marlin Realty						
104	Black Point Assets Inc						
7	Boehm	Gary					
136	Borrower 1 LLC	Progress Residential					
47	Borrower LLC	AMH 2015-1					
34	Bougazzoul-Tazi	Narjis					
17	Braswell	Janelle & Timothy					
171	Brown	Ashley					
115	Brown	Sherita					
88	Cardona	Jairo					
89	Carter	Chammane & Michelle					
66	Castaneda	Angel & Margot					
32	Centrella/Flores	Joseph & Ana					
94	Cerna	Luis Armando Lainez					
77	Chillura II	Frank					
133	Clark Williams	Myra					
125	Clark	Trever					
73	Cochran	Diana & William					
4	Coimbra	Daniel & Suzan					
79	Colon	Juan & Clarvett					
129	Compton	Christy					
24	Concepcion	Jamaris & Wilfredo					

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ABERDEEN HOA
ANNUAL BUDGET MEETING

172 UNITS

119	Condon	Michael				
57	Cortes	Pedro & Swoanee		✓		<i>Mike P</i>
71	Cratsley	Cristina & Robert	✓	✓		
111	Crowe	Jennifer				
113	Crum	Frank	✓	✓		
90	Darn	Chloe & Damion				
58	Daniels Lyon	Christina				
92	Delgado-Diaz	Katia		✓		<i>Clara</i>
49	Deng	Shulan				
41	Dillard	Lora & Marki				
143	Duarte	Cori & Eric	✓	✓		
142	Duarte	Pedro				
65	Dykes	Kelly & Lyndol				
101	Echevarria	Celso				
122	Fallon-Harrison	Amanda				
150	Farinacci Perello	Eileen				
141	Fazeena Baksh	Daisy				
33	Fede	Sarah		✓		<i>D Fede</i>
19	Fernandez	Rafael				
15	Ferreira	Natalia				
11	Fortin	Junise				
59	Galvis	Gerson & Jill				

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ABERDEEN HOA
ANNUAL BUDGET MEETING

172 UNITS

135	Gannon	Sara & William				
39	Garcia	Diane & Ronald				
51	Georgiev	Rosen V.				
120	Gibson	Derhena				
43	Gioielli	Joseph & Paz	✓	✓		
108	Goforth	Amy & Gary				
14	Gonzalez	Kimberly & Richard	✓	✓		
44	Gordon	Edward				
3	Grossi	Francis				
38	Harris Palmer	Jennifer				
130	Henson	Betty & Thomas	✓	✓		
102	Herrman	Daniel				
83	Holiday	Michéal				
1	Homes, LLC	Beazer Pre Owned				
103	Ibison	Lindsey & Trevor				
152	IH Borrower LP					
84	IH3 Property Florida LP					
121	Jacob	Abraham & Reena				
166	Jeffrey	Janet & Jason				
146	Jenkins	Carolyn	✓	✓		
163	Johnson	Edith & Jeffery				
144	Johnson	Jermaine & Kimerlyn				

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ANNUAL BUDGET MEETING

172 UNITS

114	Jourdain Jr	April & Ronald				
37	Julio	Oliva				
70	Karl	Elaine & Robert				
68	Knapp	Christopher	✓	✓		
53	Kruger	Kris				
165	Laferriere	Carola & Ronald	✓	✓		
162	LAFOGUE	ROMELUS				
158	Land	Danny & Melissa				
153	Littenberg	Paul & Vera				
56	Loewe	Michael & Vasana				
12	Lopes	Marcelo	✓	✓		
80	Lopez	David				
36	Machin-Dominguez	Anabel				
127	Macias	Aurora				
123	Mack Worrels	Carmen				
55	Malava	Miram	✓	✓		
126	Maldonado	Jose		✓		
118	Marinez	Arleny Marieley				<i>for Jose M.</i>
140	Martin	Frank				
91	Matute	Luis Benigno Pinos				
154	Mckiernan	Cara & Donald	✓	✓		
48	Mcnaab	Barry & Urta				

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172 UNITS

62	McVay	Carni & Troy	✓	✓			
81	Mendez-Arce	Carmen					80
156	Metellus	Ocnel					
100	Miller	Leslie & Robert	✓	✓			
76	Mor	Sheyla & Thomas					
157	Murray	Deborah & Matthew		✓			
54	Nebolsky	Meriam					
106	Nunez	Alian					
46	Obando	Leo					
23	O'Malley	Michael & Tanya					
27	Owens	Farris & Helen					
6	Owotoki	Gbenga					
169	Pangelinan Zapatos	Naomi Lynn					
116	Patel	Coty & Brianna					
98	Patel	Gautamkumar & Mina					
20	Patton	Dania					
9	Perez	Damaris					
50	Perez	Luz					
2	Perrault	Charolotte & Robert					
87	Perry	Helen & Michael					
117	Phelps	Jason D.					
26	Phillips	Dwight & Trina					

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ABERDEEN HOA
ANNUAL BUDGET MEETING





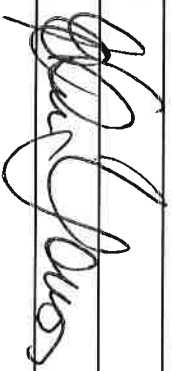
172 UNITS

61	Powell	Scott				
74	Prange	Justin & Susan				
78	Progress Residential,	HOA Department				
138	Properties Seven LLC	American Homes 4 Rent				
139	Quach	Loan				
69	Quam	Aaron & Jessica				
60	Redmann	David				
131	Reyes	Eric & Evelyn	✓	✓		
110	Ritchie	Marilyn				
86	Rivera	Alvin				
128	Rivera	Joyce	✓	✓		
10	Robinson	Clovis				
8	Rodriguez Perez	Halmara	✓	✓		
29	Rogelio Gomez	Luis				
25	Ruiz	Nelly				
124	Saint Germain	Stephene & Henrilia				
63	Salcedo	Isabel & Miguel				
85	Salem	Saeada & Mohammad				
95	Samuels	Kellie & Lawrence				
75	Sanchez	Jasmine & Wilfredo				
67	Santiago	Angel E. & Heather Lynn				
172	Seabury	Lynne	✓	✓		

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ABERDEEN HOA
ANNUAL BUDGET MEETING

172 UNITS

42	Serrano	Stephanie				
93	Sheaffer	Edward				
151	Simwa	Roger		✓		
112	Smith	Mandy				
109	Sobers	Lucille				
52	SRP sub LLC					
147	Tharp	Edward & Eville				
132	Topash	Hollie		✓		
31	Toro Carlisle	Rosemarie				
5	Torres Chiang Trust	Maria				
22	Traver	Frosina & Timothy				
137	Trussell	Randal & Theresa		✓		
168	Usba	Sumaya				
161	Vazquez	Hilda Martha Pantoja				
28	Villalona	Felicia		✓		
13	Watkins	Bernadet & Daniel				
160	Wilfredo	Davila				
155	Yoerg	Deborah & Richard		✓		
167	Young	Elsie Mae & Fenton		✓		
105	Zufelt	Kevin				
149	Zuluaga	Jose				