

Aberdeen Homeowners Association of Pasco County, Inc.

Meeting minutes

Location: Virtual meeting in Zoom platform

Date & Time: Wednesday April 13, 2022

Subject: Storm drain System - Pond Sump Station Repair near 31715 Loch Aline Dr.

Agenda items

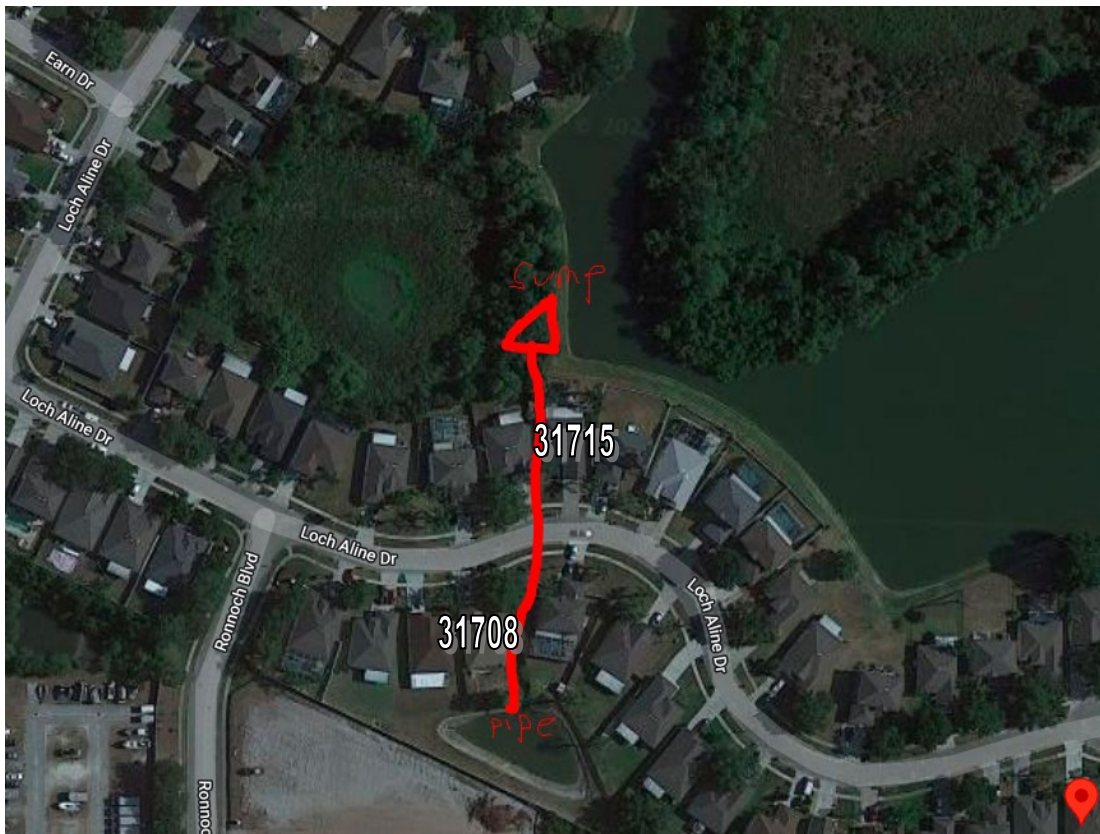
1. Call to order at 6:05pm
2. Establish Quorum
 - A. Present from the Board: Hollie Topash, President; Matt Murray, Vice President; Diane Cochran, Treasurer; and Carmen Rodriguez, Secretary and Sara Gannon, Architectural Committee. Quorum of the board was established. Also present was Andrew George, Administrator from Ameritech Property Management.
 - B. Property owners who joined the meeting: Elsie Young, Pedro Cortes, and Felicia Villalona
3. Establish proof of notice
 - A. The meeting notice was posted in Facebook and the Board Sign at Ronnoch Blvd on Monday April 11, 2022.
4. Pond system Sump Station Repair and Pipe clean:
 - A. The Board was contacted by the Loch Aline property owner to report that unusual depressions were found in the front of the property nearby the pipe that connects the pond south of the 31708 Loch Aline property to the sump station north of 31715 Loch Aline.
 - B. Lori Jo Bryant, Planner/Scheduler from the Pasco County Public Works Department (lbryant@pascocountyfl.net) visited the 31708 Loch Aline property and concluded that the depressions observed in front of the property did not appear to be caused by a sink hole.
 - C. Since the HOA is responsible for the pond system, including the underground pipes, Finn Outdoor was contacted evaluate the condition of the pipe that connects the pond south of the 31708 Loch Aline property to the sump station north of 31715 Loch Aline. After excavating to partially expose the pipe in the area where the depressions were observed, it was concluded that the pipe did not appear to be broken. Finn Outdoor filled the depressions and installed new sod. Further visual inspection of the interior of

the pipe revealed that it was significantly clogged. Also, the sump station was found in poor condition and in need for repair to reestablish its functionality.

- D. Hollie Topash explained the scope proposed by Finn Outdoor for the repair of the sump station per the quote attached. The sump station, located north of 31715 Loch Aline, appears to have been overlooked and not maintained for some time and the vegetation has overgrown uncontrolled affecting the normal operation of the sump station and causing the pipe to be clogged. This clog in the pipe also prevents the pond located near 31708 Loch Aline to drain properly causing the water level collected in the pond to rise into the property's back yard after significant rain events.
- E. Funding to be used will be from the Maintenance account and the 9020 - Reserves Common Area S/A and 9050 - Reserves Ponds. No property assessment is needed so far for this particular scope.
- F. Hollie Topash motions to accept the quote and authorize the Administrator to execute the job. Sara Gannon seconds the motion. The motion was approved unanimously.

5. Adjourn Meeting

- A. The meeting was adjourned on Wednesday April 13, 2022 at 6:34pm.



Finn Outdoor
509 Lewis Blvd SE
Saint Petersburg, FL 33705 US
(813)957-6075
robb@finnoutdoor.com



Estimate

ADDRESS
Aberdeen HOA - Wesley
Chapel

ESTIMATE # 1868
DATE 04/07/2022

ACTIVITY	QTY	RATE	AMOUNT
Drainage Maintenance Finn Outdoor will provide drainage improvement by substantially clearing and grading, as needed, in and around the sump pond to the north of 31705 and 31711 Loch Aline Drive. Vegetation will be cut and removed, or chopped and left to decay in the wetland buffer areas. Sediment buildup which impedes proper drainage will be removed or used on site. Control/discharge area of the adjacent wetland will also be cleared as necessary. Access for equipment will be from the cul-de-sac at Shin Ct. to the North.	1	22,100.00	22,100.00
TOTAL			\$22,100.00

Accepted By

Accepted Date

