

# Aberdeen Homeowners Association of Pasco County, Inc.

## Meeting minutes

Location: New River Library – 34043 State Road 54 Wesley Chapel, FL 33543

Date: Tuesday October 25, 2022

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 6:01pm

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

C. See attached list for Homeowners present.

#### II. Board Approval of 2023 Annual Budget

A. Hollie Topash proceeded to present the proposed budget for year 2023. It was noted that even though the printout sent to the homeowners show the Landscape increased cost, the Lawn Maintenance Company has agreed to keep the same costs as 2022 without increase.

B. Per dialogue in the subject, several of the homeowners asked what was the reason for the increase in the administration contract, Keith Phillips from Ameritech noted that the administration contract between the HOA and Ameritech has an annual incremental clause of not to exceed 3%. Other increments are associated to the COVID pandemic and the inflation costs of the economy.

C. A motion to approve item 5400 Lawn Maintenance Contract at the same rate as 2022 of \$37,200 annually was presented by Hollie Topash and second by Matt Murray. The motion passed unanimously.

D. A motion to approve item 5410 Lake/Pond Maintenance Contract at the new rate as 2022 of \$9,300 annually was presented by Carmen Rodriguez and second by Matt Murray. The motion passed unanimously.

E. A motion to approve the budget and maintenance fee increase to **\$181.16** as presented was initiated by Matt and second by Diane. The motion passed unanimously.

The Budget Meeting was adjourned 6:15pm.

## Annual Meeting and Election of Directors

### I. Call to Order

- A. The meeting convened at 6:16pm

### II. Proof of Notice of the Meeting

- A. The meeting notice with proposed budget information was mailed 9/23/2022

### 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; Excused: Sara Gannon, Architectural Committee. Quorum of the board was established. Also present was Andrew George and Keith Phillips from Ameritech Property Management.

B. See attached list for Homeowners present.

C. Proxies 40

### 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. All positions are available.

1. KT nominates Jose Maldonado for the Architectural Committee
2. Diane Cochran nominates Matt Murray for VP
3. Matt Murray nominates Diane Cochran for Treasurer
4. Matt Murray nominates Carmen Rodriguez for Secretary
5. Debbie Murray nominates Hollie Topash for President.

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. None

#### VII. Announcement & Seating of New Board

- A. The Board of Directors positions for 2023 are Hollie Topash, President; Matt Murray, Vice President; Diane Cochran, Treasurer; Carmen Rodriguez, Secretary; Sara Gannon, Architectural Committee.

#### VIII. Homeowner Comments

- A. None

#### IX. Adjournment

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