

Aberdeen Homeowners Association of Pasco County, Inc.

Meeting minutes

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

Date: Tuesday October 17, 2023

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 6:06pm

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

C. See attached list for Homeowners present in the room. 33 proxies were received and on hand at the meeting.

II. Vote to Rollover Excess Funds

A. A total of 33 total proxies received and on hand at the meeting. 31 votes for “Yes” and 2 votes for “No”. Any excess funds remaining at the end of current fiscal year 2023 will be rolled over to the 2024 fiscal year 2024.

III. Board Approval of 2024 Annual Budget

A. Andrew George proceeded to present the proposed budget for year 2024. It was noted that per contract terms the administration fees will be increased as well as some of some maintenance contracts due to the increase in costs of materials and services.

B. Per dialogue, a clarification was provided on the administration fees to produce and deliver HOA business letters to the homeowners as it appeared to be a low cost considering the increase in printed letters to notify of infractions and overdues. It was

explained the budget amount shown is a straight fee based on Ameritech's experience and it was proposed to continue with the same amount for the upcoming 2024 budget.

C. A motion to approve item 5410 Lake/Pond Maintenance Contract at the same rate as 2022 and 2023 of \$9,300 annually was presented by Matt Murray and second by Hollie Topash. The motion passed unanimously.

D. A motion to approve item 5400 Lawn Maintenance Contract increase to \$42,240 annually was presented by Hollie Topash and second by Matt Murra. The motion passed unanimously.

E. A motion to approve the budget and maintenance fee increase to \$186.60 as presented was initiated by Matt and second by Diane. The motion passed unanimously.

The Budget Meeting was adjourned 6:36pm.

Annual Meeting and Election of Directors

I. Call to Order

A. The meeting convened at 6:36pm

II. Proof of Notice of the Meeting

A. The meeting notice with proposed budget information was mailed 9/29/2023

III. Certifying Proxies & Establish Quorum

A. Present from the Board: Hollie Topash, President; Matt Murray, Vice President;; Carmen Rodriguez, Secretary; Jose Maldonado; Architectural Committee. Excused:

Diane Cochran, Treasurer, 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. There were 33 proxies received, certified and on hand at the meeting.

IV. Read or Wave Minutes of Last Members Meeting

A. A motion to waive the reading of the last year meeting minutes was presented by Matt Murray and second by Hollie Topash. The motion pass unanimously.

V. Election of New Board of Directors (5)

A. Call for candidate nominations from the floor. All positions are vacated and available. There were no new nominations o candidates proposed to occupy the positions therefore no votes were accounted.

1. Hollie Topash contiues as President
2. Matt Murray contiues as Vice-president and accepted the Treasurer position
3. Carmen Rodriguez continues as Secretary
4. Jose Maldonado continues in the Architectural Committe
5. Amanda ?? Accepted to be in the Fining Committe
6. Note: After the meeting Diane Cochran reached out to the board and requested to continue as Treasurer. The board voted unanimously to keep Diane as the Treasurer.

B. Introduction of Candidates

1. There were no new candidates were nominated.

C. Close Nominations

1. Nominations were closed. Only one candidate per position.

D. Appointment of persons to assist in counting ballots

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

E. Casting of ballots

1. No ballots were processed.

VI. New Business

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A. Hollie Topash noted that the security cameras installed at the bus stop had a positive effect as no additional vehicle incidents of private property damage have been reported in that area.

B. Hollie Topash proposed the new installation of one or two security cameras in the playground area to identify some property damage to the playground equipment. After discussion with the board and the homeowners present, a motion was presented by Hollie Topash and second by Jose Maldonado in favor of the installation of the 2 cameras. The motion passed unanimously.

C. The board recognized Amanda's effort to improve our community for her initiative of placing a kids book exchange station at the playground area. Her commitment to purchase, install and maintain the book station is a positive addition to the playground.

VII. Announcement & Seating of New Board

A. The Board of Directors positions for 2024 are Hollie Topash, President; Matt Murray, Vice President; Diane Cochran, Treasurer; Carmen Rodriguez, Secretary; Jose Maldonado, Architectural Committee; Amanda ?? Accepted to be in the Fining Committee.

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VIII. Homeowner Comments

A. There was a request to install another book exchange station with adult content. The board requested the homeowner to produce and present a proposal to purchase, install and maintain the station to the board for consideration.

IX. Adjournment

A. A motion to adjourn the meeting was presented by Hollie Topash and second by Jose Maldonado. The motion passed unanimously. The meeting adjourned at 7:10pm.