

Aberdeen Homeowners Association of Pasco County, Inc.

Meeting minutes

Location: New River Library – 34043 State Road 54 Wesley Chapel, FL 33543
Date: Tuesday April 25, 2023
Time: 6:00pm
Subject: Board of Directors Meeting

Annual Meeting and Election of Directors

I. Call to Order -

The meeting convened at 6:10pm

II. Proof of Notice of the Meeting - The meeting notice with proposed agenda information was mailed

III. Certify Quorum of the board

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

B. Reports; Current Financial Statement and Accounts Balance

IV. Old business

A. Selection of contractor to replace the security cameras at the entrance. Scope is for 8 cameras (including a car tag identification camera), waterproof box for equipment, and wiring for cameras. Funding for the work is included in the current budget.

The board considered three quotations received ranging from approximately \$3,500 to \$8,600.

A motion to select Liv Security for approximately \$5,608 as they presented a competitive quote and included 2 years in warranty presented by Hollie, second by Carmen. The motion passed unanimously.

V. New Business

A. Ponds Erosion Repairs

Six ponds out of the nine (hollie pls confirm) in the subdivision have been identified to need repairs. Two quotes received total approximately between \$200,000 to \$300,000 to repair all remaining ponds. The scope includes the restoration of the minimum ten feet walkway around the ponds, sodding, installation of a membrane filter and rip-rap wherever it is needed.

The pond erosion may cause the fences of the properties around the ponds to collapse, it is adversely impacting the pond's maintenance activities as well as the safe enjoyment of the pond areas by the neighbors due to the formation of significant depressions around the ponds that impede a safe path to traverse around these areas.

Per Southwest Florida Water Management District (SWFMD) regulations, the HOA is responsible for the maintenance as well as repairs to the ponds. Also, during an HOA inspection of the ponds areas, it was also observed there were some properties that installed french drains discharging to the ponds that have increased the areas identified with erosion damage. These properties owners have been notified to remove the french drains and reminded that any such installation that may potentially impact the ponds system need to be submitted and approved by SWFMD. The unauthorized installations of such devices are subject to fines by the HOA and/or SWFMD.

Discussion included a possible assessment of around **\$1,200 (hollie please confirm amount)** per property to cover the cost of the repair to all six ponds in need of repair.

Another alternative is to use the funds available in the reserve fund as allowed by law to cover the cost of the pond(s) that need the most repairs as soon a possible. This will not need an assessment this year, however there may be a need for a future assessment and/or an increase in the quarterly HOA fees by 3% (max allowed in HOA bylaws) to recover the reserve funds and address the pond erosion in the next fiscal cycle. This is a topic to be discussed in the upcoming Annual Budget meeting.

There is an upcoming SWFMD inspection to the ponds that may require expediting the ponds repairs related to erosion. The Board of Directors is hopeful the steps taken to repair the ponds so far may be taken into consideration by SWFMD to allow the additional time needed to continue the repairs without the need of a large assessment fee to the property owners this year.

A motion to select Finn Outdoors to repair pond #4 (behind the homes at Loch Aline Dr. and Tummel Ct.) for approximately \$45,000 to be covered by the available Pond Reserve funds (with no need of an assessment) was presented by Hollie and second by Matt. The motion passed unanimously.

The Fence between the southern property line of the HOA needs to be replaced and the funds in the Fence Reserve seem to be close to be enough to cover the cost of the project. Therefore it is possible to reduce the addition of funds monthly to the Fence Reserve and allocate the difference to the Pond Reserve funds.

A motion to adjust from **\$203/month to \$103/month(hollie confirm)** the amount for the Fence Reserve and allocate the \$100/month difference to increase the Pond Reserve to address another pond repairs before the year's end was presented by Hollie and second by Matt. The motion passed unanimously.

B. Open Forum

No additional remarks or motions were issued.

VI. Adjournment

A. The meeting was adjourned at 7:10pm.

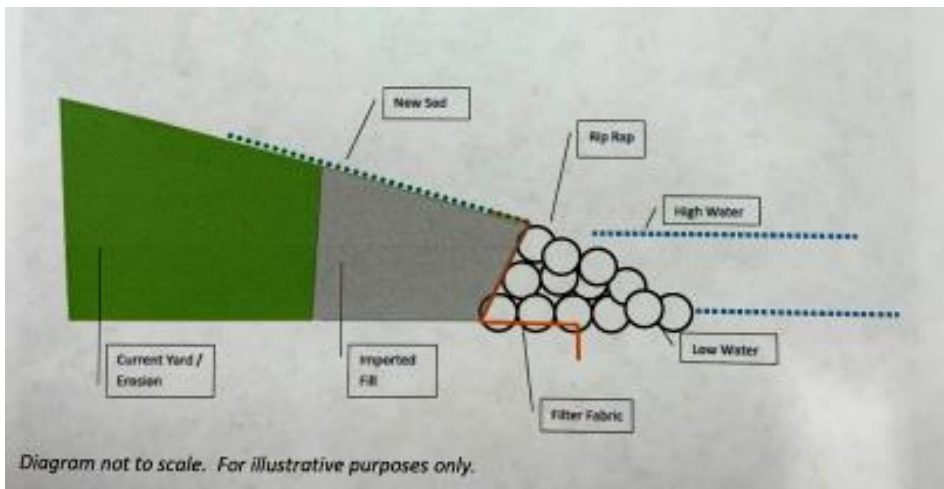


Diagram not to scale. For illustrative purposes only.