

# Aberdeen Homeowners Association of Pasco County, Inc.

## Meeting minutes

Location: New River Library parking – 34043 State Road 54 Wesley Chapel, FL 33543  
Date: Saturday October 12, 2024  
Time: 10:00am  
Subject: Annual and Budget Meeting, and Election of Directors

### Budget Meeting

#### I. Certify Quorum of the Board and Membership

A. The meeting convened at 10:08am

B. Present from the Board: Matt Murray, Vice-president; Carmen Rodriguez, Secretary, and Jose Maldonado; Architectural Committee. Excused: Hollie Topash, 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. 22 proxies were received and on hand at the meeting.

#### II. Vote to Rollover Excess Funds

A. A total of 22 total proxies received and on hand at the meeting. 22 votes for “Yes” and zero (0) votes for “No”. Any excess funds remaining at the end of current fiscal year 2024 will be rolled over to the 2025 fiscal year.

#### III. Board Approval of 2025 Annual Budget

A. Andrew George proceeded to present the proposed budget for year 2025. 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 2025 budget.

C. Andrew George noted that most of the contracted service providers were contacted and have an interest to issue new contracts for 2025. Only the pond maintenance contractor has not responded and there may be a new contractor for 2025.

D. A motion to approve the budget and maintenance fee increase by 10% to \$206.66 as presented was initiated by Matt and second by Carmen. The motion passed unanimously.

IV. The Budget Meeting was adjourned 10:40am via motion presented by Matt, second by Carmen and voted unanimously.

## Annual Meeting and Election of Directors

### I. Call to Order

A. The meeting convened at 10:41am

### II. Proof of Notice of the Meeting

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

### III. Certifying Proxies & Establish Quorum

A. Present from the Board: Matt Murray, Vice President; Carmen Rodriguez, Secretary; Jose Maldonado; Architectural Committee. Excused: Hollie Topash, President; 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 22 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 Carmen and second by Matt. 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 new nominations for the board of directors.

#### B. Introduction of Candidates

1. The new candidates nominated and accepted nomination are listed below in no particular order.

a) Jose Humberto Maldonado

b) Matt Murray

c) Marco Asturias

d) Carmen Rodriguez

e) Ronnie Jourdean

f) Fenton Young

g) Roger Seymour

C. Close Nominations

1. Nominations were closed.

D. Appointment of persons to assist in counting ballots

1. Three volunteers, non candidates, and not part of the current Board of Directors were selected to assist in the ballot counting assisted by Keith Phillips.

E. Casting of ballots

1. The candidates for the Board of Directors are as listed below (no particular order). A second round of votes was done to break the tie for the fifth position between Matt Murray and Roger Seymour.

- a) Jose Humberto Maldonado - Selected
- b) Matt Murray
- c) Marco Asturias
- d) Carmen Rodriguez - Selected
- e) Ronnie Jourdean - Selected
- f) Fenton Young - Selected
- g) Roger Seymour - Selected

VI. New Business

- A. No new items were discussed.

VII. Announcement & Seating of New Board

1. The candidates and positions in the Board of Directors are as listed below (no particular order). A second round of votes was done to break the tie for the fifth position between Matt Murray and Roger Seymour.

- a) Jose Humberto Maldonado - President
- b) Matt Murray
- c) Marco Asturias
- d) Carmen Rodriguez - Secretary
- e) Ronnie Jourdean - Vicepresident
- f) Fenton Young - Architectural Committee Lead
- g) Roger Seymour - Treasurer

2. The newly elected President called for volunteers for the Architectural Committee and the Fines Committee. The Committees are composed as listed below.

a) Architectural Committee:

(1) Amanda Harrison

(2) Marco Asturias

(3) Jhanny Proano

b) Fining Committee

(1) Kevin Zufelt

(2) Matt Murray

(3) Luis Rogelio Gomez

VIII. Homeowner Comments

A. None.

IX. Adjournment

A. A motion to adjourn the meeting was presented by Jose Humberto and second by Ronnie. The motion passed unanimously. The meeting adjourned at 11:21am