

Aberdeen Homeowners Association of Pasco County, Inc.

Location:

Via Zoom Meeting

Date:

Thursday, February 13, 2025

Time:

4:00 PM

Subject:

Board of Directors Meeting

Meeting Minutes:

- I. Motion to start the meeting by the President and seconded by the Vice President  
The meeting convened at 4:00 PM  
Quorum present: Jose Homberto Meldonado, President; Ronnie Jourdean, Vice President, Amanda Harrison, Architecture Chair
- II. Dialog and Agenda
  - A. Per By Laws, Article IV, Section 3, Fenton Young resigned as Architecture Committee Chair. Since the resignation of Mr. Young, Amanda Harrison has been appointed by the President as Director of the Architecture Committee as per our community By Laws.
  - B. Carmen Rodriguez has resigned as Secretary and the minutes of this meeting are noted by Amanda Harrison as temporary until the Secretary and Treasurer Position can be filled. At this time the board has three members.
- III. New Business  
Pond Issues currently being addressed consist of illegal drainage with some homeowners creating French drains with Styrofoam as a temporary fix needs to be approved by SWIFTMUD, including an application. At this time, nothing is to be drained into the community ponds. The home owners in question will be asked to remove them.

Roofs were discussed two, prior to hurricane Helene, were approved, and subsequently damaged. Andrew will see if another Architecture request is needed. One home has been replaced with a new roof on the dwelling, but not the garage, giving the appearance of two different colors. Andrew will check the original Architecture request and follow up.

Easements were discussed and stated they should be free and clear for access. No blocking allowed. The fence between the new Storage Unit and our neighborhood boundary fence was discussed at length and was determined that a 10' easement between belongs to the county. Andrew will follow up to see who will be maintaining this area as we are experiencing erosion.

The last drive by for potential violations was done December 28, 2024. A follow up of that list will be submitted for potential fines.

Due to some fences still being down in back yards from Hurricane Helene damage, Jose will follow up with those individuals to check the status on repairs. Tim, from our landscaping company, will be asked for photos of any debris found in common areas and those will be given to Jose and Andrew.

There is a question about an easement on Loch Aline, that has an approximate 10' patch of grass that is considered a common area, however, the homeowner next to the easement stated he didn't want anyone to maintain that except for him. It isn't being taken care of and will be addressed directly with the homeowner as to their intent or we will have Tim move forward with maintenance.

- IV. The President has requested that a meeting be held every three months going forward so issues can be addressed in a timely manner.
- V. One homeowner at the meeting, Matthew feels the meeting was not proper due to notification, however this was addressed by the President and verified that indeed the meeting was properly posted and date/time was adjusted to allow for the update.

#### Meeting Adjourn

- A. A motion to adjourn the meeting at: 4:44 was presented by the President and seconded by the Architecture Chair. The directors present in the meeting voted unanimously in favor of the motion.