

Creekwood Townhome Association, Inc.

Board of Directors Meeting MINUTES

DATE: Monday, July 15, 2024
TIME: 6:15 PM
PLACE: In person at the Creekwood Pool Area

Call the Meeting to Order: The meeting was called to order at 6:15pm.

Determination of Board Quorum: A quorum was established with the following board members

Proof of Notice: Proof of notice was provided.

Approval of previous minutes 3/11/2024 MOTION made by Kristin seconded by Nick to approve the minutes as presented. MOTION passed unanimously.

President's Report:

- Painting went well.
- Parking rules are back in effect.

Financial Reivew: May 31, 2024, Reports were reviewed.

- Available on client portal: home.sunstatemanagement.com

Unfinished / New Business

- Painting: Completed
 - Rob to paint entrance floors in the fall. More information to follow.
 - 7836 52nd – garage light needs to be replaced.
- Pond Erosion quotes: Two quotes were reviewed (Solitude and Lake Doctors). **MOTION** made by Nick, seconded by Gina to approve Lake Doctors not to exceed \$36,200. MOTION
 - Nicole will request a maintenance quote from Lake Doctors.
 - Nicole will confirm best time to complete this scope of work.
- Drainage quotes: Gina has filed a MI warranty claim. Pending response.
 - HOA is also seeking bids.
- Road Resealing: Anderson Asphalt was previously approved. Scheduled for August.
 - Schedule to be posted.
 - Allow parking.
 - Gates open.
- Landscaping Update:
 - Rainy season. Weekly service. Weekly report from Blooming's to Gina.
- Open Maintenance Items (please submit a work order): Submit via client portal home.sunstatemanagement.com / www.mycreekwoodtownhomes.com
 - 7835 52nd garage light needs to be replaced.
 - 5220 78th garage gutter to be repaired.
 - Rob Odeh completed list to the Board.
 - 7843: Painting Request: Nick will contact the painter.
 - Violations and processes were questioned.
- Rental Reminders: Create a one-page form, to track leases on file / renewals etc.
- Compliance Report Review and FL ST Legislative Update (as provided by the attorney)

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Next Scheduled Meeting: Budget Workshop in September (Board Meeting to approve budget in October). Draft Budget will be sent with the agenda 14 days in advance.

Adjournment: With no further business to discuss, the meeting adjourned at 7:05pm.

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