

Creekwood Townhome Association, Inc.

Board of Directors Meeting MINUTES

DATE: Monday, September 30, 2024
TIME: 6:30PM
PLACE: In person at the Creekwood Pool Area

Call the Meeting to Order: The meeting was called to order at 6:30pm.

Determination of Board Quorum: A quorum was established with the following board members presentation; Kristin Warner, Danielle McIntyre, Gina Valdez, Nick Paragioudakis, and Pam Gibson (via conference call).

Proof of Notice: Proof of notice was provided in accordance with FL ST and the association's governing documents.

Approval of previous minutes 7/15/2024: MOTION made by Gina, seconded by Kristin to approve as presented. MOTION passed unanimously.

Appointment of Committee Member: Fining Committee: MOTION made by Kristin, seconded by Gina to approve Jeff Sajdak to the committee. MOTION passed unanimously.

President's Report: See below.

Financial Review:

- August 31, 2024, Financial Statements
- 2025 Budget Planning underway

Unfinished / New Business

- Towing Reimbursement Request: The towing company charged the allowable fee. The Board unanimously denied the reimbursement request.
- Blooming's quotes: Reviewed and discussed.
- Drainage Quotes to be reviewed – VOTE: The two quotes were revised and reviewed. Drainage boxes cleaning to be scheduled annually. MOTION made by Gina, seconded by Nick to approve Sundance in the amount of \$12,000 for 3 buildings drainage as outlined. MOTION passed unanimously.
- Landscape cutback and Mulching (Discussion): The Board unanimously agreed to mulch in the fall before the holidays. The cutback (in contract) will be done PRIOR to the mulch.
- Palm Tree Trimming (Scheduled with Clean Cut for November, Date TBD) *Do not trim self-pruning foxtail palms.
- Porch Area Painting (scheduled for November / December)
- Topcoat Sealer to be applied to the Roads (Scheduled for 11/3-11/5 and 11/10-11/12: Notices will be sent closer to the dates.
- Compliance Process:
 - Was outlined outline.
- Review Compliance Report: Was reviewed and the chart was explained.

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Owner's comments:

- An owner asked if violations reset.
- An owner suggested to bridge the gap between the board and owners coming together.
- An owner asked if windows are owner responsibility.

Next Scheduled Meeting: Board Meeting to approve budget 11/12/2024. The Draft Budget will be sent with the agenda 14 days in advance.

Adjournment: With no further business to discuss, the meeting adjourned at 7:23pm.

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