

Creekwood Townhome Association, Inc.

Board of Directors Budget Meeting AGENDA

DATE: Tuesday, November 12, 2024
TIME: 6:15PM
PLACE: Creekwood Pool Area / Zoom

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

Determination of Board Quorum: Gina Valdez and Danielle McIntyre via and Nick P in person. Pam Gibson also joined via ZOOM.

Proof of Notice: Confirmed.

Approval of previous minutes 9/30/2024: **MOTION** made by Gina, seconded Nick to approve as presented. MOTION passed unanimously.

President's Report: No Report.

Financial Review

- October 31, 2024, Financial Statements

Unfinished / New Business

- **Review and Approve 2025 Budget:** **MOTION** made by Gina, seconded Danielle to approve as presented. MOTION passed unanimously. The fee will remain \$270 per month.
- Drainage Project: Approved 9/30
- Landscape cutback and Mulching: **MOTION** made by Gina, seconded by Nick to approve mulch not exceed \$8,000. Sunstate will get second bid and Board will select vendor. MOTION passed unanimously. **MOTION** made by Nick seconded by Gina to approve river rock not to exceed \$4,000. MOTION passed unanimously. Nick will provide the details on the rocks.
- Palm Tree Trimming: Update: Clean Cut Tree Service.
- Porch Area Painting (scheduled for November / December) and Post Storm Damages (signs etc.) Sunstate will follow up with Rob. Lights are on during the day.
- Topcoat Sealer to be applied to the Roads: Update: Completed.
- Review Compliance Report: Last run was last week. Gina suggested a community reminder be sent to dirty driveway. Storm shutters deadline for removal to be reviewed and reminders sent.

Owner Comments:

- Owner asked if any owners are going to the Hearing Panel.
- Owner asked about their attorney requesting documents. The reply is to follow the policy.
- Nick suggested that the parking policy be reviewed on the next agenda. He explained an option that could better track using a QR Code. More details will be shared at the next meeting for Board review.
- Owner asked how policies are changed.

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Next Scheduled Meeting: TBD

Adjournment: With no further business to discuss, the meeting adjourned at 6:36pm.

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