

# CREEKSIDE

HOMEOWNERS ASSOCIATION, INC. OF HILLSBOROUGH COUNTY

**Board of Directors Meeting**  
July 13, 2020 at 6:30 PM  
Virtual *Go To Meeting* Used Due to Covid-19

## Meeting Minutes

- 1. Call to Order - Certifying of Quorum:** The meeting was called to order by Zebe Alfano at 6:30PM. It was confirmed that timely meeting notice occurred with posting on the community message board and community website. Board members Taryn Doyle, Marcilene Harlee, Tiffany Brasel and Melissa Watermolen were present. It was determined that a quorum was established. Kelly Mauzy represented McNeil Management. Six (6) Homeowners were in attendance for the meeting.
- 2. Approval of Minutes:** The reading of the previous meeting minutes was waived.  
**On Motion:** Duly made by Tiffany Brasel, second by Melissa Watermolen and carried unanimously.  
**Resolve:** To approve the previous meeting minutes as presented.  
**ACC Committee Report:** The reading of the previous ACC minutes was waived.  
**On Motion:** Duly made by Taryn Doyle, second by Tiffany Brasel with approval from Zebe Alfano, the motion was passed. Melissa Watermolen abstained; Marcilene Harlee was experiencing audio issues.  
**Resolve:** To approve the ACC Committee meeting minutes/ recommendations as presented for ratification.
- 3. Management Reports:** Manager read an overview of the financials. No questions from the Board.
- 4. Unfinished Business:** Review of proposals.

## BRIDGES

**On Motion:** Duly made by Taryn Doyle, second by Tiffany Brasel and carried unanimously.  
**Resolve:** To approve the proposal from Quality Pressure Washing Plus of Tampa Bay for the removal of 4 trail bridges.

## SIDEWALKS

**On Motion:** Duly made by Taryn Doyle, second by Tiffany Brasel with carried unanimously.  
**Resolve:** To postpone this review until updated proposals received from vendors can be reviewed by the Board.

This project was approved at a prior meeting to not exceed \$12,500. The Board approved grinding work for a cost of \$5,000 to date. Therefore \$7,500 remains allotted for project.

**CAMERAS-** ISC will be out on July 20 to replace faulty wiring for the camera system.

**MULCH-** Playground and entrance area discussed. The entrance area will be reviewed with the entrance landscape proposals. Management to confirm with vendors for 3" thickness for the entrance mulch areas.

**On Motion:** Duly made by Taryn Doyle, second by Melissa Watermolen and carried unanimously.  
**Resolve:** To approve the proposal from EZ Mulch for playground mulch.

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## PLAYGROUND SIGN

**On Motion:** Duly made by Melissa Watermolen, second by Tiffany Brasel and carried unanimously.

**Resolve:** To approve a new playground sign, not to exceed \$150 for sign, post and concrete. Volunteers to install.

Management to inspect all community signs for maintenance. Verify the neon green Hillsborough County No Trespassing sign posted at the front entrance is still valid.

## ROCKS

**On Motion:** Duly made by Taryn Doyle, second by Tiffany Brasel and carried unanimously.

**Resolve:** To approve the proposal from Quality Pressure Washing Plus of Tampa Bay for installation of crushed concrete fill on either side of the sidewalk leading to the playground/pavilion area.

A few pieces of sod may be required to fill in gaps. Management to send request to landscaper to trim bushes prior to rock installation.

## PRESSURE WASHING/ MISC MAINTENANCE

**On Motion:** Duly made by Melissa Watermolen, second by Taryn Doyle and carried unanimously.

**Resolve:** To postpone review of proposals until next meeting.

Management to contact vendors for marquee repairs and revise pressure washing proposals to include touch up painting.

## RESERVE STUDY

**On Motion:** Duly made by Taryn Doyle, second by Marcilene Harlee and carried unanimously.

**Resolve:** To approve the proposal from Reserve Advisors not to exceed \$2,300.

Management to coordinate having the reserve study site visit prior to removal of the bridges so they may be included in the study. Board would like vendor to include repair/ replacement cost for all bridges.

**GATE-** Quarterly maintenance and inspection was completed in June; vendor noted that the "gate operators" will need to be replaced in the future, as the system is aging and replacement, not part repairs, would be necessary. Multiple proposals reviewed were reviewed.

**On Motion/Resolve:** Duly made by Marcilene Harlee, with Board modification, motion was withdrawn to be restated.

**On Motion:** Duly made by Melissa Watermolen, second by Tiffany Brasel and carried unanimously.

**Resolve:** To approve the proposal from American Access Controls Inc for the replacement of the entrance and exit shadow loops and to replace the cracked electrical box.

Management to obtain proposals for updating technology and the gate.

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## 5. Homeowner Comments

- Gate: An updated gate system would be nice to have
- Walking Path: Concern regarding vote to remove the amenity. \*Any vote to remove an amenity would require 2/3 majority vote of membership to pass.

## 6. Director Comments- Next BOD Meeting will be to discuss the front entrance landscaping and pressure washing. Board will review dates for the first week of August.

The next ACC Meeting: July 17<sup>th</sup>, alterations requests are due from homeowners by July 11<sup>th</sup>.

## 7. Adjournment

**On Motion:** Duly made by Tiffany Brasel, second by Marcilene Harlee and carried unanimously.

**Resolve:** To adjourn the meeting at 8:15 PM.

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Prepared by Manager on behalf of Secretary