

# CREEKSIDE

HOMEOWNERS ASSOCIATION, INC. OF HILLSBOROUGH COUNTY

**Board of Directors Meeting**  
August 20, 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, Tiffany Brasel, Marcilene Harlee and Melissa Watermolen were also present. It was determined that a quorum was established. Kelly Mauzy represented McNeil Management. Nine (9) 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 Marcilene Harlee and carried unanimously.

**Resolve:** To approve the previous meeting minutes as presented.

**ACC Minutes for Ratification:** The reading of the previous ACC meeting minutes was waived. Board discussed issues relating to mailbox with street number plaque that was installed prior to ACC approval. The committee updated the Board regarding a fence request that was approved, however the homeowner will be unable to complete the install in the timeframe (6 months) due to being out of the area. The Board determined that a new request would have to be submitted if not completed by the Nov/Dec expiration date.

**On Motion:** Duly made by Melissa Watermolen, second by Marcilene Harlee and carried unanimously.

**Resolve:** To approve the ACC meeting minutes as presented except for ID11379 being postponed until the Board can obtain additional clarity from the committee/ homeowner.

Board has requested an agenda item for discussing updating language in the governing documents to address the style of mailboxes/plaques.

**3. Management Reports:**

The Board will contract the previous management company to discuss invoices paid in January. Board member Tiffany Brasel will reach out on behalf of the Board.

Violations: Board to review language in the declaration regarding basketball goal storage.

**4. Old Business:**

**CAMERAS:** Revised camera proposal to review.

**On Motion:** Duly made by Zebe Alfano, second by Marcilene Harlee and carried unanimously.

**Resolve:** To approve the proposal from ISC. Vendor is to confirm new location of box, confirming license plate angle view prior to install.

**PRESSURE WASHING:** Review of proposal for multiple community areas.

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

**Resolve:** To approve the proposal from Quality Pressure Washing Plus of Tampa Bay proposal CREEKHOA2028, with line 2A excluded from the approval.

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H O M E O W N E R S   A S S O C I A T I O N ,   I N C .   O F   H I L L S B O R O U G H   C O U N T Y

**MISC HANDYMAN:** Proposal review of miscellaneous items tabled until after the reserve study is complete and the reserve study report is received and reviewed. A unanimous decision was passed.

**GATE:** Discussion regarding the gate maintenance and services for Wi-Fi/phone. Vendor will be out in September for the quarterly maintenance, Board would like to be present for that service; Manager to obtain date/time.

**On Motion:** Duly made by Marcilene Harlee, second by Melissa Watermolen and carried unanimously.

**Resolve:** To approve proposal 9135 from American Access Controls, Inc. for replacement of the four (4) gate operators from reserve funds.

**SIDEWALKS:** Discussion regarding vendor proposals.

**On Motion:** Duly made by Melissa Watermolen, second by Zebe Alfano and carried unanimously.

**Resolve:** To select and approve a vendor proposal with a cost not to exceed \$12,000 for sidewalk repairs.

**FRONT COMMUNITY TREES:**

**On Motion:** Duly made by Taryn Doyle, second by Tiffany Brasel and carried 4-0 (Zebe Alfano had communication issues and was unable to vote).

**Resolve:** To postpone review until the Budget meeting or further review of financials.

**REQUEST FOR PROPOSAL (RFP):**

**On Motion:** Duly made by Marcilene Harlee, second by Zebe Alfano and carried unanimously.

**Resolve:** To approve the use of RFP prior to any future vendors being contacted for proposals.

**LANDSCAPING AT FRONT ENTRANCE:** Discussion of proposals was postponed to a future meeting; Board is awaiting vendor revisions to be returned.

**5. New Business:**

**GOVERNING DOCUMENT REVIEW:** This agenda item was postponed as the Board is awaiting the response from the Attorney.

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

**Resolve:** To approve postponing review of the governing documents pending attorney comment.

**6. Homeowner Comments:**

- Vacant home in community; request force mow of the backyard for health and safety reasons. BOD commented.
- Complaint: would like to speak with Manager for follow up. Manager asked homeowner to contact office.

**7. Director Comments:**

- Board requested to know amounts of monthly contracts for remainder of year.
- Discussion regarding force mow of vacant property.

**FORCE MOW OF VACANT PROPERTY:**

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**On Motion:** Duly made by Marchilene Harlee, second by Melissa Watermelon and carried unanimously.

**Resolve:** To approve a force mow of the backyard ID11367. Pictures to be taken prior to backyard mow; Code Enforcement to be notified and sent photos.

## 8. Adjournment:

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

**Resolve:** To adjourn the meeting at 8:58 PM.

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Prepared by Manager on behalf of Board