

Location: 8401 W. Hillsborough Avenue, Tampa, FL 33635

- I. **Call to Order:** President Sherry Trojello called the meeting to order at 7:00 pm.
- II. **Roll Call:** Sherry Trojello (ST), President; Carl Esselmeyer (CE), Vice President; Henry Alvarez (HA), Treasurer, Kelsey Morton (KM), Secretary and David Drake (DD), Ameritech LCAM
- III. **Reading and Approval of Prior Minutes:** HA moved to waive the reading of Dec. 19, 2022 meeting minutes. CE seconded the motion. All agreed. Motion carried. KM signed the minutes.
- IV. **Reports**
 - A. **Financial Report from Ameritech:**
 1. **Status of Accounts:** The January 2023 Financial Report was received via email and reviewed by all board members. HA read totals for Operating Expenditures, Reserves and monthly Administrative Charges (chargebacks) from Ameritech. ST explained the expense for violation notices and how costs are being reduced by removing pictures and shortening descriptions of violations.
 2. **Collections - Alliance update/delinquencies:** There are currently 4 properties in Alliance collections; one repaying \$252.28 this month. 1 with our Attorney Collections.
 - B. **Board Update**
 1. **Violations Enforcements:** ST provided a status of the properties incurring violations that are currently being enforced.
 2. **Welcome/New Homeowners:** ST advised there is 1 new homeowner. ST welcomed her in person. Will provide a packet asap.
 3. **Feral Cat Program:** No changes. Claire reported to ST the cat situation is stable.
 4. **Off-Duty Police Report:** CE provided a summary of the citations that were issued. There were three 4-hour sessions. There were 19 violations for the month.
 5. **Legal Update:** ST advised we have 4 properties that are with the attorney; 1 property is nearing completion and 1 is proceeding to mediation.
- V. **Unfinished Business**
 - A. **Newsletter:** ST advised on topics the Board is planning on putting in the newsletter and welcomed homeowners to reach out if they want to add an article.

- B. **Update Self-Help Program-Set Maximum:** The Board discussed options for a maximum monetary amount for each qualifying homeowner. HA moved to a place with a maximum cap of \$250. ST seconded the motion. All in favor. Motion carried.
- C. **2023 Board Meeting Calendar:** ST advised that the Board meeting calendar was posted on the Bulletin Board and the website in December 2022.
- D. **Written Certifications for BOD's:** ST advised that the written certifications were submitted by all 3 Board members on January 8, 2023, therefore satisfying the requirements to complete the certifications within 60 days.
- E. **2022 Excess Budget Funds-Account Credit:** ST explained Ameritech credited each homeowner account in good standing \$39 from Excess Attorney Funds due to attorney reimbursement over and above the 2022 budget.
- F. **Volunteers For Board-Opening:** No volunteers.

VI. New Business

- A. **Architectural Control Requests:** 4 roof requests.
- B. **Front Wall Repair:** ST explained she and Roger talked last year about the cracks in the front wall. Recently pictures were taken to show damage. ST showed attending members and advised that the damage (deep cracks and butting outward) needs to be repaired. ST advised that the wall is owned by the members living adjacent to it and it must be kept clean and clear of all large trees and plants by the property owner.
- C. **Rental Amendments:** ST explained the proposed rental amendments: the 6-month minimum rentals already exist in the Declaration. If you do not sign the forms you do not abide by the new amendments. ST read the rental summary from the attorney and advised it will come out in the newsletter. ST shared a completed form as an example of how to fill the form in legally.
- D. **Parking:** ST stated the issues with side street parking and reminded people to be considerate of neighbors and adjacent properties. She advised of problems with emergency vehicles not being able to get through the streets.
- E. **Sheds:** ST explained issues with sheds; they are Against the Declaration.
- F. **Comments Regarding Agenda Items:** A homeowner requested the Money Market Account be on the next Agenda. A HO volunteered help. Agenda item questions include the Self-Help Program, Front Wall Repair, Rental Amendment, Parking and Sheds. All questions and concerns were addressed by the board.

- VII. Adjournment:** ST moved to adjourn the meeting at 9:04 pm. CE seconded the motion. All in favor. Meeting adjourned.


Kelsey Morton, Secretary

4/17/2023
Date