

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

- I. **Call to Order:** ST called the meeting to order at 7:01pm.
- II. **Roll Call:** Sherry Trojello (ST), President; Carl Esselmeyer (CE), Vice President; Henry Alvarez (HA), Treasurer, and Kelsey Morton (KM), Secretary.
- III. **Reading & Approval of Prior Minutes:** The February 20, 2023 meeting minutes were not read or approved at this meeting.
- IV. **Reports**
 - A. **Financial Report from Ameritech**
 1. **Status of Accounts:** The February 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.
 2. **Collections-Alliance update:** There are currently 4 properties in Alliance collections; 1 is in repayment; the other 3 are ongoing; 1 with our attorney.
 3. **Collections-Assessments Delinquencies:** 55 properties last month did not pay their assessments. Currently, we have 23 unpaid. Letters have been sent and those homeowners were charged a late fee.
 - B. **Board Update**
 1. **Violations Enforcements:** ST provided a status of the properties incurring violations that are currently being enforced.
 2. **Welcome/ New Homeowners/New LCAM:** ST advised there are 2 new homeowners. Both received welcome packets. ST provided an introduction to Beverly, the new LCAM.
 3. **Feral Cat Program:** No changes.
 4. **Off-Duty Police Report:** CE provided a summary of the citations that were issued.
 5. **Legal Update:** 1 property in litigation. 1 property in pre-litigation.
- V. **Unfinished Business**
 - A. **Newsletter Comments:** ST provided an overview of the feedback provided on the new newsletter.


- B. Self Help Program:** ST gave the background on why the program exists and that the cap is \$250, based on the Board's decision at February 20, 2023 meeting.
- C. Sheds Update:** ST advised there was 1 person who expressed interest in amending the declaration to include sheds.
- D. Front Wall Repairs-Letter to Homeowners:** ST advised that the people in those properties are to assist with the repairs; instructions were included in the newsletter.
- E. Front Wall Repairs-letters / estimates:** ST advised that the board is looking for 3 estimates from different concrete specialists; HA, CE, and ST volunteered to each obtain an estimate.

VI. New Business

- A. Architectural Requests:** 2 new roofs and 1 garage door.
- B. Need Director for Board:** ST advised that we need a new director for the Board. Jason Radford volunteered to fill the last seat.
- C. Ponds-Fishing:** Fishing the ponds outside of the owned property is prohibited, as it is private property (unless you have permission).
- D. Fences behind houses near ponds:** Fences need to abide by the approved colors set forth in the Declaration.
- E. Money Market Interest Rate:** The homeowner who requested this to be added to the agenda was not present. ST advised that there are some concerns with moving the money to a different account such as interest rates being low, and additional fees being incurred.
- F. Comments regarding Agenda Items:** Discussed and addressed.

- VII. Adjournment:** ST moved to adjourn the meeting at 8:25pm. KM seconded the motion. All in favor. Meeting adjourned.


Kelsey Morton, Secretary


Date