

**MINUTES OF MEETING OF
ARBOR CREEK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
October 27, 2025, at 5:30 P.M.
Fellowship Alliance Church, Palmetto, Florida**

1. Meeting Called to Order: Eric called the meeting to order at 5:30 PM.

2. Meeting Properly Noticed: Meeting details were posted on signs in the north and south communities.

3. Determination of Quorum: Leo Avenia, Eric Eslinger and Ed Campbell established a quorum.

4. Approval of Prior Meeting Minutes: *Eric motioned to approve minutes from August 25, 2025. Leo seconded the motion, and it passed unanimously.*

5. Old Business:

Discussion and approval of landscape work: Eric reviewed the landscape bid from Compare Lawn Care for the installation of all new landscaping and trees on both sides as well as mulch and sod. *Ed made a motion that was seconded by Leo to approve the contract and the motion passed unanimously.*

6. New Business:

- **Vote to approve proposed 2026 Operating and Reserve Budget:** *Ed made a motion that was seconded by Eric to approve the 2026 budget as presented and the motion passed unanimously.*

- **Votes to fine the following addresses:**

6222 35th Ave E- weed stone path – was solved and no longer as issue.

6225 35th Ave E- trash bins - \$400 (25 a day) – *Leo made a motion that was seconded by Ed to approve the fine and the motion passed unanimously.*

6225 35th Ave E- improper parking - \$775 fine (25 a day) *Eric made a motion that was seconded by Ed to approve and the motion passed unanimously.*

3311 63rd St E- replace mismatched shingles – *Eric made a motion that was seconded by Leo to approve a fine of \$1000 and the motion passed unanimously.*

Eric made a motion that was seconded by Leo to move \$25,000 into an 8-month CD at Cadance Bank and the motion passed unanimously.

Adjournment- Ed motioned to adjourn at 6:03 pm. Leo seconded the motion, and it passed unanimously.