

**MINUTES OF MEETING OF
ARBOR CREEK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
August 25, 2025, at 6:00 P.M.
Fellowship Alliance Church, Palmetto, Florida**

- 1. Meeting Called to Order:** Eric called the meeting to order at 6:00 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 Edward Campbell established a quorum.
- 4. Approval of Prior Meeting Minutes:** Ed motioned to approve minutes from July 7, 2025. Leo seconded the motion, and it passed unanimously.

5. Old Business:

6. New Business

Vote to reallocate \$10,000 from 2024 surplus to reserves: *Eric made motion that was seconded by Ed to move to \$10,000 to the reserve fund and the motion passed unanimously.*

Eric made a motion that was seconded by Leo to appoint Barbara Schiavone to the fining committee and the motion passed unanimously.

Vote to fine the following addresses:

3307 63rd St. E. **Exterior Maintenance - Repair roof shingles, paint exterior of home and garage door** – Eric stated that there are 2 separate violations. *Ed made a motion that was seconded by Leo to fine \$500 per violation for a total of \$1000 and the motion passed anonymously.*

3312 63rd St. E. **Unsightly & Unkempt Conditions - Remove items from street view:**

Exterior Maintenance - Install mailbox - *Ed made a motion that was seconded by Leo to fine \$500 per violation for a total of \$1000 and the motion passed anonymously.*

6207 34th Place **Boat not allowed** *Ed made a motion that was seconded by Leo to fine \$975 and the motion passed anonymously.*

807 34th Ave. E. **Exterior Maintenance - Power wash or paint exterior of home** *Leo made a motion that was seconded by Ed to fine \$975 per violation for a total of \$1000 and the motion passed anonymously.*

6812 34th Ave. E. **Trash/Recycle Bin Storage - Trash bins must be stored out of street view**

Unsightly & Unkempt Conditions - *Remove tire and stumps from street view. Ed made a motion that was seconded by Leo to fine \$100 per violation for a total of \$200 and the motion passed anonymously.*

6834 34th Ave. E. **Trash/Recycle Bin Storage** - *Trash bins must be stored out of street view Ed made a motion that was seconded by Leo to fine \$50 and the motion passed anonymously.*

6842 34th Ave. E. **Unsightly & Unkempt Conditions - Remove items from street view:** *Ed made a motion that was seconded by Leo to fine \$50 and the motion passed anonymously.*

3459 68th St. Cir. **Trash/Recycle Bin Storage - Trash bins must be stored out of street view** *Leo made a motion that was seconded by Ed to fine \$50 and the motion passed anonymously.*

3439 68th St. Cir. **Trim Bushes/Trees** *Leo made a motion that was seconded by Ed to fine \$50 and the motion passed anonymously.*

3431 68th St. Cir. **Trash/Recycle Bin Storage - Trash bins and mulch must be stored out of street view:** *Leo made a motion that was seconded by Ed to fine \$50 and the motion passed anonymously.*

3428 68th St. Cir. **Unsightly & Unkempt Conditions - Items must be stored out of street view** *Leo made a motion that was seconded by Ed to fine \$50 and the motion passed anonymously.*

Adjournment- Ed motioned to adjourn at 6:52 pm. Leo seconded the motion, and it passed unanimously.