

**MINUTES OF MEETING OF
ARBOR CREEK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
February 23, 2026, at 6:00 P.M.
5735 69th St, 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 Ed Campbell established a quorum.

4. Approval of Prior Meeting Minutes: Eric motioned to approve minutes from October 27, 2025. Leo seconded the motion, and it passed unanimously.

5. Old Business: None

6. Landscape-Chris- Plans to have entrances redone have been put on hold until April. Waiting so they don't lose any plants. Board approved layout. Changing bushes to a different type along perimeter fence. Also, adding mulch. In 2025 have been repairing irrigation to support new plantings.

ARC- not in attendance but Eric reported committee approved 1 ARC for house painting

6. New Business:

Vote to proceed with foreclosure on account arb069. Ed made a motion to proceed, seconded by Leo. Motion passed unanimously.

7. Owners comments: Owner sked why no board member talked to owners. Ed said he talked to arb069 twice. They made no effort to move forward. Eric said if owner can get the owners to write a check for the amount owed within 10 days they won't move forward.

Owner asked if county can do anything about parking. This is a safety issue. Also, garbage trucks can't maneuver to pick up bins due to cars in the street. Eric said call code enforcement. If not comfortable, call Sarah and she will call it in.

Owner upset about a violation. Wants to have someone come talk to him instead of sending a letter. Owner of 6803 34th Ave E is new in the neighborhood and wants to fill out an ARC request

Owner is upset about garbage can violation letter. She is on the 3rd letter. Added bushes and plant in front. Eric will check.

Adjournment- Eric motioned to adjourn at 7:00 pm. Leo seconded the motion, and it passed unanimously.