

Trouble Creek Villas Homeowners Association, Inc.
Board of Directors' Meeting – April 21, 2026

Call to Order: Vice-President Mitchell Seda called the meeting to order at 6:02 p.m.

Proof of Notice of Meeting: Vice-President Mitchell Seda verified the notice was posted in accordance with the Florida Statutes and the Association documents.

Roll Call: Vice-President Mitchell Seda, Treasurer Jorge Valiente, and Secretary Connie Bloom were present. Magda Hatka, LCAM, from Ameri-Tech Community Management, Inc., was also in attendance. President Doug Shaw was absent. A quorum for conducting business was met with the presence of a minimum of three (3) Board Members.

Secretary's Report – Approve Minutes: Vice-President Mitchell Seda made a motion, seconded by Secretary Connie Bloom, to approve the minutes of the meeting held on March 23, 2026, as written and distributed. Motion carried 3-0.

Treasurer's Report - Financial Reports and Collections: Treasurer Jorge Valiente provided the financials through March 31, 2026:

Operating Funds: \$5,782.68

Reserves: \$26,398.63

Assets: \$56,400.00

Total Assets and Funds: \$88,636.31

Vice-President Mitchell Seda made a motion to accept as read and printed, seconded by Treasurer Jorge Valiente. Motion carried 3-0.

Unfinished Business:

One (1) Vacant HOA Board Position – Appoint New Board Member:

Secretary Connie Bloom made a motion, seconded by Vice-President Mitchell Seda, to appoint Denise Shortt as the new Board Member filling the Delegate position for the remainder of 2026. Motion carried 3-0.

New Business:

ARC Approval (5717 Salt Kettle Court replacement windows and flat roof):

Vice-President Mitchell Seda made a motion, seconded by Secretary Connie Bloom, to approve the architectural request at 5717 Salt Kettle Court. Motion carried 3-0.

Tree Trimming (The Trimmers LLC \$3,025.00): Vice-President Mitchell Seda advised the final invoice from The Trimmers LLC increased by \$400.00 for a total of \$3,025.00. Treasurer Jorge Valiente stated this added expense was due to the removal of a dead tree. Vice-President Mitchell Seda made a motion, seconded by Treasurer Jorge Valiente to approve the payment of the new invoice in the amount of \$3,025.00. Motion carried 3-0.

Trouble Creek Villas Insurance Renewal (Policy Period 5/31/26-5/31/27):

Vice-President Mitchell Seda signed and dated the insurance renewal paperwork provided by LCAM Magda Hatka for the policy period stated above.

Proof of Homeowners Insurance (Declaration Page): Treasurer Jorge Valiente advised the Association should have a copy of every homeowner's Declaration Page insuring their home. He further advised this is a requirement under the governing documents of the Association. LCAM Magda Hatka will send an email reminder to all homeowners to provide this information. NOTE: This information must be provided yearly. Additionally, homeowners who own their homes (no existing mortgage), in order to be in compliance, must also have insurance on their homes.

Resignation Letter from Treasurer Jorge Valiente: Treasurer Jorge Valiente presented a letter of resignation from his position on the Board of Directors, effective June 1, 2026, as he will be moving to a new residence.

Homeowners' Questions/Comments: Before the meeting was called to order, a homeowner expressed her concerns regarding weeds not being maintained by the Association's lawn company, Average Joe, as well as bushes not being trimmed. LCAM Magda Hatka will send an email request to Average Joe to have weeds removed and bushes/trees trimmed.

Set Next Meeting: The next meeting is scheduled for July 27, 2026, at 6:00 p.m. The May 25, 2026, meeting is cancelled.

Adjournment: Vice-President Mitchell Seda made a motion, seconded by Treasurer Jorge Valiente, to adjourn the meeting. The meeting was adjourned by a 3-0 vote at 6:24 p.m.

Respectfully submitted,

Connie Bloom, Secretary
Trouble Creek Villas Homeowners Association, Inc.