

Trouble Creek Villas Homeowners Association, Inc.
Board of Directors' Meeting – July 27, 2026

Call to Order: President Doug Shaw called the meeting to order at 6:00 p.m.

Proof of Notice of Meeting: President Doug Shaw verified the notice was posted in accordance with the Florida Statutes and the Association documents.

Roll Call: President Doug Shaw, Vice-President Mitchell Seda, Secretary Connie Bloom, and Delegate Denise Shortt were present. Magda Hatka, LCAM, from Ameri-Tech Community Management, Inc., was also in attendance.

Secretary's Report – Approve Minutes: President Doug Shaw made a motion, seconded by Vice-President Mitchell Seda, to approve the minutes of the meeting held on April 21, 2026, as written and distributed. Motion carried 4-0.

Treasurer's Report - Financial Reports and Collections: LCAM Magda Hatka provided the financials through June 2026:

Operating Funds: \$5,741.15

Reserves: \$28,513.47

Assets: \$56,400.00

Total Assets and Funds: \$90,709.62

LCAM Magda Hatka advised the Association is staying within budget. The operating account year-to-date as of June was budgeted for \$37,018.08, and the actual year-to-date is \$37,408.93.

Unfinished Business:

One (1) Vacant HOA Board Position (Treasurer) – Delegate Denise Shortt advised new homeowner, Nevin Woodfin, has expressed interest in the vacant Treasurer position. Since Nevin was unable to attend today's meeting, this matter was passed to the September meeting. President Doug Shaw stated if anyone is interested in this Board position to please let the Board know.

New Business:

ARC – 5653 Hamilton Harbor Drive (Edgers) – Board denied 4-0 per Article 6 of the governing documents of the Association.

ARC – 5653 Hamilton Harbor Drive (Front Yard Tree Installation) – Board approved 4-0. The tree must be planted a minimum of eight (8) feet from the front property line and must be maintained at a height that does not exceed the roofline of the residence.

ARC – 4550 Stonehaven Place (Roof replacement) – Board approved 4-0.

Pool Cabana - exterior paint (walls/doors) and door frame repairs – Board approved 4-0. Delegate Denise Shortt obtained three estimates, one of which was not licensed, and two others who are licensed and bonded. Based on good reviews by several residents, Colorful Brushes has been selected, with the best price of \$1,590.00, with no upfront money and payment upon satisfactory completion.

Front Entrance Sign Light – electrical work – Board approved 4-0.

Homeowners' Questions/Comments:

A resident requested the red light bulb at the front entrance be changed. President Doug Shaw advised the light is now white after a short in the wire was corrected. Also, the lighting can be changed to any color.

Discussion regarding replacing roof and wood rot on pump cover at the front entrance.

Discussion regarding foreclosure homes on Hamilton Harbor Drive and Stonehaven Place.

Discussion regarding need for landscaping at two (2) rental properties. LCAM Magda Hatka advised notices will be sent to the owners.

President Doug Shaw advised recycling days are now on Wednesdays. Garbage pickups will remain on Mondays and Thursdays.

A resident inquired about obtaining new pool furniture. LCAM Magda Hatka stated the cheapest she has found is \$200-225 per chair and must be commercial-grade. Last year, some chairs were repaired with new straps.

Discussion regarding tree limbs being cut down behind the homes on Hamilton Harbor Drive. Secretary Connie Bloom advised Pasco County Public Works has been notified about the dangerous, broken, and hanging tree branches, including those overhanging the chain-linked fence, coming from the County's property.

Set Next Meeting: The next meeting is scheduled for September 28, 2026, at 6:00 p.m.

Adjournment: President Doug Shaw made a motion, seconded by Secretary Connie Bloom, to adjourn the meeting. The meeting was adjourned by a 4-0 vote at 6:48 p.m.

Respectfully submitted,

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