

**Trouble Creek Villas Homeowners Association, Inc.
Board of Directors' Meeting – March 23, 2026**

Call to Order: President Doug Shaw called the meeting to order at 6:04 pm.

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, Treasurer Jorge Valiente, and Secretary Connie Bloom were present. Magda Hatka, LCAM, from Ameri-Tech Community Management, Inc., was also in attendance.

Secretary's Report – Approve Minutes: Secretary Connie Bloom made a motion, seconded by Treasurer Jorge Valiente, to approve the minutes of the meeting held on January 26, 2026, as written and distributed. Motion carried 4-0.

Treasurer's Report - Financial Reports and Collections: Treasurer Jorge Valiente provided the financials through February 28, 2026:

Operating Funds: \$5,752.63

Reserves: \$25,760.75

Assets: \$56,400.00

Total Assets and Funds: \$87,968.38

Unfinished Business:

One (1) Vacant HOA Board Position: There is still a vacancy for the Delegate position. President Doug Shaw asked those in attendance to consider serving on the Board or inquire of a neighbor to do so. Treasurer Jorge Valiente will speak to Dana Alligood directly to see if she is still interested in the position. He also advised he will be resigning from the Board in May having purchased a new home. President Doug Shaw advised he will be absent from the next two meetings. Concerns about meeting a quorum in the future were raised. LCAM Magda Hatka stated the minimum number of Board Members to be in attendance to meet a quorum would be three (3).

New Business:

New Street Signs: President Doug Shaw provided a breakdown of the cost of replacing the current street signs (20 in total). Wood signs: \$129.00 each. Aluminum composite (plastic sandwiched between aluminum): \$34.19 each. All-aluminum (smaller in size 24" x 6"): \$31.44 each. Discussed and agreed, the all-aluminum signs would be most durable and cost effective. Treasurer Jorge Valiente made a motion, seconded by Vice-President Mitchell Seda, to purchase the all-aluminum signs. Motion carried 4-0.

Tree Trimming: President Doug Shaw provided an update on his discussion with the tree trimmers advising within the next month the palms, oaks and camphor trees will be trimmed.

Chain Link Fencing along Somerset Place: President Doug Shaw inquired whether landscaping would be beneficial to improve the look along the chain link fencing. Discussion regarding types of landscaping, wind issue and right-of-way by Duke Energy. President Doug Shaw suggested shelving the topic for now.

Homeowners' Questions/Comments: Discussion regarding pool gate not latching and being a liability. President Doug Shaw advised he would look at the latch after today's meeting. Several homeowners expressed their concerns about barking dogs. LCAM Magda Hatka advised letters can be sent. Discussion regarding maintaining lawn at vacant Stonehaven Place property. A letter will be sent.

Set Next Meeting: The next meeting is scheduled for May 25, 2026, at 6:00 p.m. (Note: due to the Memorial Day holiday, meeting may be moved to May 18, 2026, per LCAM Magda Hatka).

Adjournment: President Doug Shaw made a motion, seconded by Treasurer Jorge Valiente, to adjourn the meeting. The meeting was adjourned by a 4-0 vote at 6:33 p.m.

Respectfully submitted,

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