

Trouble Creek Villas Homeowners Association, Inc.
Board of Directors' Meeting – September 28, 2026

Call to Order: President Doug Shaw called the meeting to order at 6:03 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, Secretary Connie Bloom, and Delegate Denise Shortt were present. Magda Hatka, LCAM, from Ameri-Tech Community Management, Inc., was also in attendance. Vice-President Mitchell Seda 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: Secretary Connie Bloom made a motion, seconded by President Doug Shaw approving the minutes of the meeting held on July 27, 2026, as written and distributed. Motion carried 3-0.

Treasurer's Report - Financial Reports and Collections: LCAM Magda Hatka provided the financials through August 31, 2026:

Operating Funds: \$2,448.85

Reserves: \$28,268.33

Assets: \$56,400.00

Total Assets and Funds: \$87,172.18

President Doug Shaw made a motion to accept as read and printed, seconded by Secretary Connie Bloom. Motion carried 3-0.

Old Business:

One (1) Vacant HOA Board Position (Treasurer) – Appoint New Board Member: President Doug Shaw made a motion, seconded by Delegate Denise Shortt, to appoint Nevin Woodfin as the new Board Member filling the Treasurer position for the remainder of 2026. Motion carried 3-0.

Pool Cabana: exterior painting, door and wood repairs: completed.

Front Entrance: electrical work: completed.

Erosion: 4535 Somerset Place: completed.

New Business:

Proposed 2027 Budget – Workshop Day – TBD: LCAM Magda Hatka advised the Board should meet in October to present and approve the new budget. She will look at her schedule and email the Board members to schedule a date for said meeting.

Annual and Budget Meeting - December 5th at 10:00 am (30 days' notice):
The 2027 budget to be mailed to homeowners after the Board meets in October.

Homeowners' Questions/Comments: Before the meeting was called to order, a homeowner expressed her concerns about neighbors placing their trash out too early. LCAM Magda Hatka asked said homeowner to contact her with specifics.

President Doug Shaw expressed his concerns with the common area flower beds not being weeded by Average Joe Landscaping. Discussion followed with several residents expressing the same concerns as well as grass and tree cutting not being completed along the back areas. LCAM Madga Hatka will be obtaining estimates from tree-trimming companies to include the over-hanging branches. President Doug Shaw advised the Board will speak with the owner of Average Joe Landscaping before rebidding lawn, irrigation and pest control services from other companies. Currently, Average Joe Landscaping charges \$1,205.00 per month (\$880.00 lawn/\$175.00/irrigation and \$150.00/pest control); contract with Average Joe Landscaping ends December 31, 2027.

President Doug Shaw expressed his thanks to Lisa, Buddy, Brent and Joe for repairing and cleaning the pool chairs.

A homeowner inquired about the streetlight outage at the end of Salt Kettle Court. President Doug Shaw advised the surveyors were recently out locating the utilities to replace the streetlight.

Kelly Jo Landers introduced herself as the new homeowner of 4519 Somerset Place.

A homeowner suggested updating (amending) the Association's 40-year-old Bylaws after the lengthy discussion and approval of a homeowner planting a tree in her front yard. A suggestion was made to form a committee to review the Association's Bylaws and present proposed amendments to the Board. The history of the deed restrictions and bylaws was discussed.

Set Next Meeting: The next meeting is scheduled for November 23, 2026, at 6:00 p.m.

Adjournment: President Doug Shaw made a motion, seconded by Delegate Denise Shortt, to adjourn the meeting. The meeting was adjourned by a 3-0 vote at 6:37 p.m.

Respectfully submitted,

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