

Trouble Creek Villas Homeowners Association, Inc.
Board of Directors' Meeting - January 26, 2026

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

Proof of Notice: 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.

Officers' Reports - President's Report: President Doug Shaw introduced the 2026 Board of Directors for the Association.

Secretary's Report - Approve Minutes: President Doug Shaw made a motion, seconded by Secretary Connie Bloom, to approve the minutes of the meeting held on December 13, 2025, as written and distributed. Motion carried 4-0.

Treasurer's Report - Financial Statement and Collections: Treasurer Jorge Valiente provided the financials through December 31, 2025:

1. Checking account balance as of DEC 31 -	\$65,092.89
2. Reserve MM Account balance as of DEC 31-	\$24,488.23
Total Liabilities and Equity -	\$ 89,581.12

Treasurer Jorge Valiente made a motion to accept as read and printed, seconded by President Doug Shaw. Motion carried 4-0.

Unfinished Business:

Budget 2026 Road Resurfacing Reserve: President Doug Shaw advised a new budget item has been established in the Reserves for the road resurfacing and estimated said resurfacing to take place later this year.

Architectural Requests - 4531 Somerset Place: Treasurer Jorge Valiente made a motion, seconded by Vice-President Mitchell Seda to accept the architectural request for window replacement. Motion carried 4-0.

New Business:

One (1) Vacant HOA Board Position: With the resignation of Delegate, Joseph May, there is one (1) vacant board position. Dana Alligood previously volunteered to fill a vacancy should one become available. Treasurer Jorge Valiente will contact Dana to inquire if she is still interested in serving.

Resealing of Roads: See above - Budget 2026 Road Resurfacing Reserve.

Homeowners' Questions/Comments Re: Agenda Items: Discussion regarding property foreclosure being sold.

Set Next Meeting: The next meeting is scheduled for March 23, 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 4-0 vote at 6:12 p.m.

Respectfully submitted,

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