

# **Indian Creek Phase VIII Homeowners Association, Inc.**

## **Board of Directors Meeting Minutes**

**Tuesday, September 10, 2024**

**Time 6:30pm – Place Clubhouse**

**Call to Order:** Vickie Belsky, President called the meeting to order at 6:39 pm.

### **Roll call and Verification of Quorum:**

Directors present Vickie Belsky, President, Sara Lassandro, Treasurer Marie Adkin, Secretary, Sophie Schneeberger, director and Violet Glancey, director. Gerald Franceski, director absent. Also, present Marc Tougas, LCAM, and about seven homeowners.

### **Approval of Meeting Minutes:**

Marie read aloud the June Meeting Minutes. A motion to approve the June 11 minutes was made by Vicki, seconded by Violet, and approved by all.

### **Reports:**

**Presidents:** Vickie opened with brief comments and noted the pool cameras need to be installed and to forward a copy of the approved minutes for Sara to post to the association website.

**Financial:** Sara noted variances from the July Financial and the position of the Association. The report is available on the Community Website. Sara advised that we are moving into Budget time again and inquired about a time to meet with Advantage PM in October to review and establish the preliminary 2025 Budget.

**Welcoming Committee:** Sophie noted that we had one sale and one listing in the community. Sale – 303 Moccasin

**Architectural Control Committee:** Vickie reported that one application was denied for a fence installation at 121 Palomino Drive.

**Property Management:** Marc Tougas, LCAM presented the management report to the Board of Directors and answered questions. Report posted to the Advantage Portal.

### **Old Business**

- a. ***Association Street Signs*** – Vickie noted that the street stop and yield signs in the community required attention. A proposal from Nick Taylor, Peak Quality Construction was presented, reviewed, and considered. Vickie moved that the proposal be approved, and the work be completed. The motion was seconded by Violet and without further discussion was passed unanimously.
- b. ***Clubhouse Shower*** – Vickie discussed problems with the clubhouse shower leaking consistently and the hot water for the shower which is currently shut-off. Vickie moved to have the shower leak repaired. The hot water heater is to be turned back on and run

until it fails, at which time it will be removed unless required by the FL Department of Health. The motion was seconded by Sophie and passed.

- c. ***Road Resealing methods and quotes:*** Vickie noted that every five years the streets of the community are seal-coated which includes minor repairs including hot tar to seal cracks, updating lines for street dividers and parking, reflectors, and signage. The association received five estimates for the work which were reviewed and considered. Vickie moved that True Lines Asphalt Maintenance be engaged at about 18K to complete the work. The motion was seconded by Sara and passed by the Board.

### **New Business**

- a. ***2025 Budget Preparation*** – Discussion was held regarding scheduling the preliminary budget review in October with Barbara Shae at Advantage. Several items to review at budget were discussed including roof maintenance and cleaning, a holiday gratuity for about \$750, adding mulch to the common areas like the pool and entrances, and a new sign for the monument. Barbara is currently out of the office for two weeks. Upon her return a date in October for a budget meeting will be confirmed.
- b. ***Community Wall Painting*** – Recently Mello Painting completed painting of the walls in the community. Some owners claim that they did not paint the wall adjacent to their home and would like to have it painted. A discussion followed. A motion was made by Sara to purchase matching paint not to exceed \$300 to allow those residents, whose walls were not painted, the opportunity to paint themselves. The motion was seconded by Sophie and with no further discussion was passed.
- c. ***Amendments Changes Due to New Statutes in 720 HOA Act*** – a discussion was held regarding the new laws enacted by the State for Homeowner Association and how they impact the Restrictive Covenants of Eagle Ridge. The discussion focused on amending the Declaration and updating or changing the Rules and Regulations to reflect the changes in the law. The discussion of changes was tabled to the next meeting. The directors wanted to know the deadline to complete the new continuing education and what is actually required on the Association Website as of January 2026.

### **Homeowners Open Forum**

The floor was opened to answer any additional questions or concerns from the residents.

### **Adjournment:**

Vickie moved to adjourn the meeting at 7:49 PM. Sophie seconded and the meeting was adjourned.

Respectfully Submitted

*Marc Tougas*

Marc Tougas -LCAM, Advantage P.M.  
For and on Behalf of the Board of Directors  
Indian Creek Phase VII HOA