

**MINUTES OF MEETING OF
ARBOR CREEK HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS
July 7, 2025, at 5:30 P.M.
Fellowship Alliance Church, Palmetto, Florida**

- 1. Meeting Called to Order:** Eric called the meeting to order at 5:30 PM.
- 2. Meeting Properly Noticed:** Meeting details were posted on signs in the north and south communities.
- 3. Determination of Quorum:** Leo Avenia, Eric Eslinger and Edward Campbell established a quorum.
- 4. Approval of Prior Meeting Minutes:** Leo motioned to approve minutes from April 28, 2025. Ed seconded the motion, and it passed unanimously.

5. Old Business:

6. New Business –

- Vote to fine the following addresses:

6247 34th Pl. E – 2 dead trees and multiple weeds – *Ed made a motion that was seconded by Leo to fine \$25 a day for 4 days for a total of \$100.00. The motion passed unanimously.*

6325 35th Ave. Cir. E – Owner has chickens – been in violation since April 4, 2025. *Ed made a motion was seconded by Leo to fine \$25 a day for 40 days for a total of \$1000.00. The motion passed unanimously.*

6329 35th Ave. Cir. E – Tabled – the issue has been resolved.

6214 35th Ave. E – weeds and disposal of landscape debris - *Ed made a motion that was seconded by Leo to fine \$25 a day for 4 days for a total of \$100.00. The motion passed unanimously.*

6221 35th Ave. E – Remove inflatable, mow grass / weeds - *Ed made a motion that was seconded by Leo to fine \$25 a day for 19 days for a total of \$475.00 for each of the 2 violations. The motion passed unanimously.*

6225 35th Ave. E – trash/ recycle bin overflowing and improper parking – parking in the grass *Ed made a motion that was seconded by Leo to fine \$25 a day for 4 days for a total of \$100.00 for both violations. The motion passed unanimously.*

3403 68th St. Cir. E – Clean up yard, remove branches and piles of debris - *Ed made a motion was seconded by Leo to fine \$25 a day for 40 days for a total of \$1000.00. The motion passed unanimously.*

3424 68th St. Cir. E – Paint exterior of home and paint / replace garage door - *Ed made a motion was seconded by Leo to fine \$25 a day for 40 days for a total of \$1000.00. The motion passed unanimously.*

Adjournment- Ed motioned to adjourn at 5:45 pm. Leo seconded the motion, and it passed unanimously.