

Creekside Point Homeowners Association, Inc.
Board of Directors Meeting Minutes
August 10, 2026

CALL TO ORDER:

The meeting was called to order at 2:30 pm on August 10, 2026, at the home of Anthony Nicoletti.

ATTENDEES:

Mike Anderson, President
Beth Citeroni Stewart, Vice President
Anthony Nicoletti, Treasurer
Brian Nolan, Director of Communications

FINANCIAL BUSINESS

- The board reviewed the operating and reserve account balances.
- Reserve funds were discussed, including funds held in reserve and in a certificate of deposit.
- The board discussed the reserve study and related funding requirements.
- The board discussed the need for gate repairs and other maintenance items identified below.

UNFINISHED BUSINESS

Pool and Property Maintenance

- The pond behind the homes at the cul-de-sac area of Dover Branch was reported to need algae treatment. Mike contacted the vendor regarding treatment.
- Road repairs at the cul-de-sacs will be inspected to determine whether repairs are needed.
- The pool light repair has been reviewed. Quotes received indicate an estimated repair cost of approximately \$1,100–\$1,500. The board elected to approve the lowest bid and move forward with those repairs.
- The sprinkler system at the community entrance on Marley Blue has not been working properly. Mike contacted Southern Shade Tree regarding the issue. Mike will also follow up with Southern Shade Tree to confirm trimming and edging are completed this week.

Pool House / Plumbing

- The board discussed insulating the pipes at the pool house to help prevent winter freezing. The estimated cost noted was \$1,025. Beth will reach out to the plumber to discuss other repairs needed and obtain further pricing information.

NEW BUSINESS

Vendor Bids and Requirements

- The board reviewed bids from new vendors. Completed vendor packets must include a Certificate of Insurance (COI) and business license information before payment is issued.

Pavilion Options

- Pavilion options were discussed, including a proposed 30' x 50' configuration.
- The board discussed the need to update the patio/pavilion item on the Board vote list for the 30' x

50' option.

Community Board Vacancy

- The board discussed Gary Huempfer's resignation and the resulting vacancy. Doreen Canella graciously agreed to complete Gary's remaining term.

Security Cameras

- The board discussed security cameras at the pool and related adjustments. Further details and costs will be reviewed as part of the upcoming contract and budget discussions.

September Meeting / Budget Preparation

- The next Board meeting is scheduled for September 14, 2026 at 2:30 pm, at Tony's.
- The September meeting will include review of contracts and budget preparation.

ADJOURNMENT

The meeting adjourned at 4:00 PM.

The next meeting is scheduled for September 14, 2026 at 2:30 PM.

Respectfully submitted,

Creekside Point Homeowners Association, Inc.