

# Georgetown East Association, Inc.

April 21st, 2020 Board of Directors Meeting

**Board Members via webinar:** Gerard Bribiescas, Roth Block, Sam Gray, Marilyn Mabe, Linda Marshall, Lois Miller, Jean-Paul Antona

**Ameri-Tech Community Management Present:** David Fedash, LCAM

Gerard Bribiescas called the Board Meeting to order at 6:39 pm: A full quorum established with JP, Roth, Sam, Linda, Lois, Marilyn on the webinar. Proof of Notice was posted on April 18th on the message board in accordance with Florida statute.

Approval of March 2020 Meeting Minutes: No questions on the minutes. Roth motioned to approve. Lois second. All approved.

## Treasurer's Report - Roth:

1. Operating Accounts \$149,689
2. Reserve Accounts \$98,302
3. We had a good month in the collections. Our delinquencies are down: lowest Roth has ever seen.
4. We are \$7213.23 ahead of budget.
5. We have two quotes for a Reserve Analysis. Roth sent in emails to each Board member today. Both are \$1500. Let Roth know if we have any questions. He wants to move forward by the next meeting. David pointed out that one of the quotes is from the company who did the reserve study: might be cheaper to do an update rather than a full-blown new study. In their proposal they indicate they have different kinds of studies: full or update. They are proposing an update with the site visit. David sent FPAT a request for references.
6. Gerard asked if under 3 months delinquent, do we know who that is? Yes, the owner has a pattern of getting delinquent and then getting caught up.
7. Is there a need to have reserves for pond erosion and oak tree maintenance?
8. Lois asked why Armstrong proposal had her address as the homeowner's association? That can be corrected.

## Report of Officers and Committees:

1. **Architectural Standards Committee - Sam:** three approved this week. None in the queue. 505 asked for a fence. 1204 are painting their house.
2. **Communication Committee - JP:** JP will serve as a contact, Cathy Berggren will be the newsletter editor.

3. **Grounds Committee - Linda:** Roth, Gerard, and Linda got together to discuss existing proposals with Laurose and A&M for tree maintenance. We asked add David to secure two quotes for lawn maintenance and two quotes for tree trimming. We are asking for proposals with the same scope as our existing contract.
4. **New Member Welcome - Gerard:** Met with Skip Meadows and decided New Homeowners will receive a Welcome Letter with HOA guidelines, the most recent Georgetown East Newsletter and Safety Harbor Newsletter. We are keeping eye on properties that are on the market.
5. **Social Committee - Lois:** No update due to COVID-19.

Manager's Report - David: The report was provided via email. No questions.

1. Gerard requested to make sure we get two quotes for the tree proposals from O'Neill's and Danny's. David explained we used O'neils for Roxbury pond and tree trimming. They came in significantly higher.
2. Gerard motioned to approve the report. Sam seconded. All approved.

## Unfinished Business

Sign Proposal: Joe Mallozi canvassed the entire neighborhood. He presented the report as attached to the agenda.

1. Moving forward: we should do an annual maintenance with soapy water to take the pollen off.
2. FastSigns in Oldsmar quoted less than \$1500 with plastic dibod and foil. We need to replace 44 signs. The price seems reasonable. He recommends the dibode rather than aluminum. Fast Signs also quoted painting the boots and straightening two signs in the neighborhood.
3. Joe offered to supervise if we approve this project. He will take one sign down to allow them to create a proof.
4. Roth: did we get quote from mailbox vendor? Roth indicated we are required to get another proposal for comparison. We may have had another proposal in August 2018 David asked the mailbox vendor to also quote the street signs. Creative mailboxes gave us 2-3 signs and those were \$200 each. If we can resuscitate that bid, then we have enough bids to proceed.
5. 7:15pm Roth motioned to approve proposal, not to exceed \$2000, to replace 44 signs for installation and fixing the poles. Linda seconded. All in Favor but Marilyn did not vote. Ayes have it.

General comments on UNFINISHED BUSINESS:

1. Jack Majewski applauded Joe for his work then commented "if the manager report is not read at the meeting, it should be sent to everyone.
2. If the manager report is not read at the meeting, it should be sent to everyone. Reponse: The property manager is accountable to the Board. Once the board approves the manager's report it will be posted with the minutes.

3. Jack asked why minutes are not on the website? Response: website should show only the most current meeting minutes and anything else is to be removed. Members may contact Ameri-Tech for archived minutes.
4. Jackie: how much did it cost to repair the Marshall Street erosion repair? Response: \$7500.
5. Allison: She deals with the Oldsmar group who gave us a quote. It's a great bid. She offered a SH operator too. Gerard: Allison has joined the architectural committee.

Dartmouth/Westborough Fountain Repair - Gerard: We had a bid from Solitude for \$1,982.19. This is the best move at this time to make this repair.

- 7:43pm Linda motioned to proceed with \$1982 purchase with Solitude. Sam seconded. All in favor.

Communication Preferences Report - JP: We should get more emails per household and more Facebook members.

1. Gerard requested Ameritech to provide the form they use to acquire contact information but tailor it for collecting email specifically.
2. David, Gerard, and JP will meet separately on this to strategize on how to get more emails.

Marshall Street Wall Inspection: David doesn't feel it is as bad on the homeowner's side.

1. Do we want to replace it with cinder block or what material? Joe is interested in compiling a report on the different types of material available for a fraction of the cost.
2. Previously had \$3600 per section proposal but we need to know how many sections need to be replaced. Roth requested a report for repairs needed house-by-house similar to the March inspection report with images.
3. Gerard requested to include the Marshall street side as well.

Roxbury Canal update: City responded that they are not currently meeting for inspections and they feel it is private property.

1. Gerard requested we contact someone we can follow-up with once the City opens up.
2. Karen: last year she asked that the City provide in writing that they have the responsibility for the water flow. Do we have that on record? David: that is on the record. They said they are not responsible for erosion specifically.

Property Updates: We are waiting on Lowe's to quote for painting the house and wall at 515 Georgetown Place. 514 Haverhill has a big hole in their wall as well. To get to this point with 515, we had to send letters, attorneys to respond, etc.

1. The next step once we have a quote, get the attorney involved, and send a letter with a proposal to allow them to do it or we will do it with our vendor in a reasonable timeframe. Before the final decision, we need to give the owner some time to react or not react. Scooters and removal of banana trees is included. Once David receives Lowe's quote he will forward it to the attorney to respond to the owner.

2. For 501 Haverhill, David can send a friendly reminder to address the gate and fence.

## New Business

Comments from neighbors on NEW BUSINESS: Karen Bartoszek wants to know what we have to say about the inspections and the erosion study? Response: will be addressed in the agenda.

March Inspection Review: David provided a report based on his walk-thru. Twenty requests for clean roofs. Five that needed repair for a fence or wall. Total of 101 homes on the list.

1. General agreement to hold-off on sending the letters. Hopefully when Billy does the sidewalks people will opt to address some of the issues.
2. We will continue to pursue non-dollar amount offenses: leaving trash cans out and illegal parking. About 4-5 of those.

Pond Erosion Survey / Quotes: When Gerard reviewed the pond perimeters he felt the perimeters were very steep: could be a liability.

1. David asked Laurose to quote us for leveling the property.
2. Gerard spoke to Florida Aquatic and Solitude: both do embankment. Linda is ready to move forward. Gerard asked David to contact Florida Aquatics and Solitude. They provide services to restore it to what it was when the development was built. David did speak with Nick, who gave a link to a webinar. Board should view the webinar and decide if they want him to do an evaluation.
3. We got quotes for engineering companies to come out but it's not cheap: \$45k.
4. David proposed starting with the webinar and then decide how to proceed but cautioned that it is an expensive item to correct.
5. Laurose is not available or capable of adding soil and sod; suggested it's a cosmetic thing that won't really do anything.

New Roxbury Fountain / 2020 SH Grant: Gerard sent email with the information.

1. Roth summarized that we have \$3500 in aerators in reserve and we are \$17,000 ahead of budget and we are looking for a grant from the City to pay for a part of it.
2. Sam prefers the clear lighting and prefers Solitude. David emphasized RGB lights can be changed to white based on the season. Solitude white lights \$7900 and FL Aquatics 10k plus electrician. Roth likes the white lights. Linda prefers the white lights and says colored lights complicates maintenance. JP prefers the white lights. Lois prefers the white lights. Marilyn hasn't seen any colored lights in her travels and prefers the white lights.
3. Roth motioned to move forward with the Solitude bid for \$7930 hopefully offset by the SH grant award. David did prior grant applications by taking pictures and including the vendor's brochures. He agreed to do that by June 1st with both quotes. David requested someone take photos of the ponds and provide to him.

Fining Committee - Sam: We have to pick three members who are not attached to the board in any manner. We need a proposal to vote on whether we want a Fining Committee and define the fines.

1. Roth: Can Sam put together the guidelines of what the fee structure will be so we have something specific to vote on? Sam: we should vote on establishing an exploratory committee. The hardest thing is going to be having the three volunteers.
2. Gerard volunteered to recruit 4 so we have a standby. It's not a regular meeting - only as needed. Usually every 2-3 months.
3. If the community knows there is a fining committee then people get more serious about following the rules.
4. Gerard requested that everyone provide at least 1 name to recommend.
5. Gerard asked Sam to get examples from other Boards on how to structure the fines. Board decides on the fines. The Fining committee is an independent arbiter of who is fined. Sam has plenty of paperwork samples.
6. Gerard has two people who are interested but he could use someone who is more of a bulldog.
7. The board will make a motion once we appoint the committee members.

Additional Signage: Existing sign that says "no parking here from end of street". Also we've had people trying to fish on the pond but no signage. We also could use No Soliciting signs?

1. We used to have a "Under video surveillance" sign - do we want a new one?
2. Towing sign: the existing signs are old and out of date: we are not under contract with the towing company.
3. Sam: signs clutter the neighborhood but suggests that "no speeding" and "no fishing" signs would be ok.
4. Roth: We could put a plaque under the boards that says "no soliciting".
5. David: can get custom signs that are not as industrial in order to blend into the community.
6. Lois commented that if we have liability, like fishing in the pond, then we probably should add signage.
7. JP: not aware that the fishing, parking, and soliciting problems are big enough to warrant our time and money on signs.
8. Marilyn also has concerns of liability for fishing ponds and also likes the parking signs.
9. Linda: "deed restricted" and "no soliciting" signs are typically attached or near the neighborhood sign. For pond "no fishing" signs we could get something inexpensive pole-mounted near the electrical boxes and they would not obstruct the view.
10. Towing signs should be readable for drivers.
11. Gerard suggested Karen Bartoszek who live near the pond, as well as Jill Casey and Alison Thompson from the Architectural Standards Committee to get together and make recommendations to the Board.
12. Linda: if she had to prioritize, "no soliciting" would be her choice and "deed restricted" sign is not necessary.

## Questions and Comments From Residents

Residents joining via webinar: Joan Walko, Karen Bartoszek, Lynn Tucker, Jackie & Joe Mallozzi, Jack & Norma Majewski, Alison Thompson, Tom & Nancy Geraci, Pete Foss, and Ann Marie Lorences.

1. Joan wants neighbors to repair walls. She lives on Kensington Court, two doors from the cul de sac. She can't get someone in to give an estimate and repair. Gerard promised to follow-up by this weekend to get history and work with her on it.

Motion to adjourn: 8:50 Roth motioned to adjourn. Seconded by Lois. All in favor.