

Georgetown East Association, Inc.

Aug 25th, 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 6:34 pm: A full quorum established with JP, Roth, Sam, Linda, Lois, Marilyn on the webinar. Proof of Notice was posted on Aug 22nd on the message board in accordance with Florida statute.

Approval of July 2020 Meeting Minutes:

1. Lois asked to correct July minutes to show her dissent on the 1307 Roxbury double gate decision.
2. Linda motioned to approve. Lois seconded. All approved

Treasurer's Report - Roth:

1. 150k in Operating and 100k in Reserves
2. We collected a little less in July than expected but no major issues.
3. Delinquencies: 2 persons behind, 1 person 4 months behind
 - a. David asked if we want to send person to attorney. Roth advised to wait one more month before sending to attorney (they tend to pay every 4 months)
4. We are \$8500 ahead of budget.
5. Both Water, Electric and Lauraose lawns in July. We paid double bills for several bills in July.

Report of Officers and Committees:

1. **Architectural Standards Committee - Sam:** 1106 Dartmouth has finished their painting. One other request on the books.
2. **Communication Committee - JP:** captured phone numbers for new members but no new emails.
 - a. Currently two new homes on the market.
3. **Grounds Maintenance & Contracts - Linda:** Gerard and Linda met with an additional landscape company to review their proposal.
4. **Social Committee - Lois:** Lois and Cindy met with a food truck representative. Proposing a Food Truck Rally on the Westborough cul-de-sac, spread out.
 - a. Ask residents to bring their own folding chairs and tables.
 - b. Minimum of \$600 per truck. Each truck we can have two selections per truck: slider, vegetarian, cheese steak sandwich, etc.

- c. Propose three trucks for our community size. 5-7:30pm, then do desserts on the large driveway outside of Sam and Cindy's.
- d. Could ask residents to bring desserts plus we could also provide an anniversary cake. Three trucks is \$1800. Propose Nov 14th.
- e. The theme would be a gratitude party for living in a great neighborhood with great neighbors. Weekend before Thanksgiving with a rain plan alternate.
- f. Possibly table for soft drinks or BYOB... If people want alcohol, they should bring their own.
- g. Lois created a draft invitation. She will send it for corrections. Adults only, but that is up to the Board.
- h. Can use all their tickets on one truck or spread use of them with each truck.
- i. Budget is \$2500. If we use 4 trucks, it would be \$2400 and we might go over once we factor table coverings, etc.
- j. General consensus that it sounds like a good idea. Feedback pending sharing the draft invitation.

President's Report - Gerard: The report was provided via email.

Property Manager's Report - David: The report was provided via email.

1. We decided on Mitchel insurance.
2. Litigation with 515 Georgetown Place. The Board cannot discuss this publicly. Next step will occur in October. Papers filed with the court.
3. Gerard authorized David to pay Billy H2O
4. We received a claim letter related to the moving truck that knocked down the tree branch and scraped the side of the moving van. Tree on Georgetown and Dartmouth.
5. Roth motions to approve Manager's report. Sam seconded. All in Favor.

Follow-Up Business

1307 Roxbury Drive Appeal Letter:

1. Sam: the letter mis-characterized his approval for the form they submitted. He applauds what they are doing to improve their property.
 - a. They mentioned non-compliance in the community but we don't know what that is. Originally, all the houses had single gates. 40-inch wide was the standard for the gate.
 - b. When the Board agreed to allow homeowners to replace vinyl for wood: we decided on beige.
 - c. Double-gate issue will open a can of worms: we don't want to start down a slippery slope. It may work for 1307 Roxbury but it may not work for others.
 - d. He doesn't approve it but if the Board authorizes it, he will need to define standards relative to double-gates facing long stucco walls.
 - e. In the past, we have not had any way to penalize people who are out of compliance. Once we set up an architectural compliance committee, these

situations should be better. We are blessed to have Gerard leading the neighborhood beauty standards. All the non-compliances can be addressed with the new process within a year.

- f. When we allow little changes like this, then the neighborhood gradually becomes more trashy. If we as a Board are not strong on our standards, then we will make a big mistake.
 - g. We don't want double-gate on stucco walls. No double-gates can be installed that uses the neighbors driveway to enter/exit. There is not even one handful of fences that would meet the condition for a double-gate.
 - h. He likes the estoppel idea and the grandfather thing.
2. Roth: Agrees with Sam's points but has concerns about asking them to fix it when others are not in compliance. Kensington property with white fencing: are we going to ask them to fix it? Including someone who has an air conditioner in the front yard. There is a lot that is not in compliance: if we force them, what are we going to do about everybody else not in compliance?
 3. Marilyn: she could hardly tell they had double gates. Primary concern is that, do we want to set a precedent? Overall agrees with Sam but is intrigued by David's suggestion about grandfathering in minor violations.
 4. Linda: I feel like we are backed into a corner on this. The lack of historical compliance is challenging because current Board members are correcting past mistakes of previous Board members. The existing examples of non-compliance are not all equal. Some of the corrections will not be a hardship at all. Still not comfortable approving the double-gate. If the process had been followed, hopefully we would not be having this conversation.
 5. Lois: Because we have not had a committee to penalize non-compliance functioning until now and because we have so many existing non-compliances, we either have to penalize everyone. Doesn't want to become a board that is so non-flexible. Life is not black and white; it's gray. It's in harmony with the neighborhood. It doesn't stand out. Not worth making a big deal about this when there are other non-compliances. To make them pull it out will cause a lot of ill-will in the community. Would vote to put it in writing in the minutes as an exception. I'm sitting on the fence because the double-gate looks really nice; seems like a hardship to replace it. Looks great compared to a lot of other cases of deterioration around the neighborhood. Would like to start fresh with a new standard going forward. Allow exception on the condition that it be fixed before a new owner takes over the property.
 6. Gerard: We hear and see the non-compliance. None of us want to be a community that doesn't adhere to standards. All about beautifying the community. We are all responsible to the bylaws, documents, and covenants. Gerard reviewed all the minutes throughout the years to adhere to the consistency of thought on these issues: address the vinyl fence, beige color, wood replacing stucco, vinyl fence replacing stucco, etc. In 2017 that Board had the option to promulgate vinyl, beige. People are constantly pointing out non-compliance. Don't want to be a board going after people. But some of the big standards are fences, walls, and gates. They are curbside appeal issues. It comes down

to how we structure the exception and the vote. We want to be sure that the actions we take are understandable for future Boards. We need more people on the architectural committee.

7. David: another community had a similar problem. Establish a new start date to grandfather everything in that is non-compliant but not an eyesore. Communicate that thereafter standards will be strictly enforced. Accept minor violations, give a date of certainty, establish from that date onwards, we will be more strict. If you modify the architectural guidelines, if the fence runs longer than X, then would approve a double-gate.
8. Motion to make a one time exception to the architectural standard of the one 4-foot gate and allow 1307 Roxbury Drive to have a double four foot gate because they meet harmony of external design, location in the cul-de-sac, purpose is to improve the property.
 - a. Lois: What do we want to do going forward?
 - b. Gerard: would like to postpone the go-forward plan.
 - c. Include in the exception to limit the double-gates to long stretch fences that don't enter/exit on their neighbors driveway.
 - d. Include in the exception that any vehicles placed behind the double-gate cannot be seen from the street.
 - e. Get this exception off the architectural committee and place the decision on the Board.
 - f. Lois: we should say this is an exception, nobody else can do it. Period. Then we allow the architectural committee to establish future standard
9. JP motions to make a one-time exception to the Georgetown East architectural standards to permit 1307 Roxbury Drive to have a double, four-foot wide vinyl gate which is in harmony of external design and location to topography. Gerard seconded. Not in favor Sam. In favor Roth, JP, Marilyn, Linda, Lois, and Gerard.

Reserve Study: The highlights of the Reserve Study

1. In each of the items they identified, they also indicated the repeating time frame.
2. Each page looks at each item in detail.
3. The included items we did not previously have in our reserves like sidewalks and trees. We have many trees that are in common areas that will have to be removed and replaced.
4. In the summary, they showed for each year: what needs to be done between now and 2050.
5. If we don't adjust our reserve allocation we will have a shortfall in 2039.
6. Explored moving \$100k from Operating to Reserve? What if we allocate to a General Reserve account to be used for anything?
7. Their study recommends that we increase the reserve amount by 3% each year. By the end of the 50 years we are up to \$176.

8. Roth recommends we leave the HOA payment constant this year and next year we increase \$13 to \$150 (less than 10%) and put the extra funds into Reserve, plus moving \$100k into Reserves from Operating.
9. In the past we have always had good reserves. We had the money we needed for the paving. We did that on an old reserve study. We do reserve studies because we want experts to tell us what we should do. For \$13 more per month, we are well covered for anything that comes up.
10. David: The reserve study is the worst case scenario. We may not need to replace that often. We could stretch the timeframes a little. We will have a budget workshop, We can use these numbers as a starting point. They will adjust the reserve study every 2-3 years.
11. Lois: \$137 to live in this neighborhood with the quality standards that we uphold is low. In favor of the increase.
12. Note, the sidewalk gutters e.g. "miami curbing" are included in the paving.
13. General consensus to direct David to start the budget workshop based on the increase to \$150 monthly maintenance fees, plus utilizing \$100k from Operating and placing that in Reserve.

Marshall Street Wall Update:

1. Board members met separately to discuss.
2. Joe Mallozzi is in the process of getting other options.
3. David has requested bids on the cement block option. Specialized services proposed \$82k for the whole wall, divided by 2 between HOA and the homeowners. It would be more expensive to do it in sections.

Roxbury Canal/Ditch Update: Gerard would like to show each Board member the ditch.

1. One weir structure back there that we are not sure who the weir structure belongs to. Gerard asked Mr. Bushee of the City to determine if he knows who it belongs to..

Property Updates: We cannot discuss 515 Georgetown Place in public.

Compliance Committee: .

1. Gerard motions for the board to follow FL state statutory guidelines to create a Compliance Appeals committee. Lois seconded. All in favor are Sam, Roth, JP, Marilyn, Linda, Lois, and Gerard.
2. Lois: Sam did a fantastic job.
3. Gerard asked David for direction to get proper guidelines from the attorneys.
4. David: we don't need the attorneys. The Board approves the amount of the fine. The Compliance agrees with that or modifies it. The guidelines are uniform.
5. Gerard proposes a gradient of fines depending on what the violation is.

Additional Signage:

1. Both companies we reviewed are in adherence to our standard.

2. Which signs do we need?
 - a. We need No Soliciting signs (two - one per entrance)
 - b. One sign on Roxbury Drive that says No Parking to Corner to ensure service vehicles can get into neighborhood.
 - c. Robert Mitchell the insurance advisor recommends that we have No Boating No Fishing No Swimming to reduce liability.
 - d. Some reflector signs that need repair.
 - e. Tow Away signs have to be within five feet of the entrance of the community. Where they currently are meets that standard.
3. David: Are these special signs? The cost seems high. Recommends Dunlap signs in Clearwater. If we have proofs we can send it to them to get a competitive quote.
4. Gerard: the posts are included and are the expensive part.
5. Roth: we need ALL the signs.
6. Linda: agree with Roth. Like that we can get the Tow Away signs at the current location.
7. Sam: a lot of other neighborhoods have these. It will protect us from liability, whether people obey them or not.
8. Linda: What is the difference between the two reflector signs?
9. Gerard: Only repairs for signs are needed; one reflector sign with post is not needed and was excluded.
10. JP: We need all of them.
11. Marilyn: we need all of them.

Brown River Rock Estimates: The Presidents report included proposals from three companies.

1. Seeking a motion to replace the planting mulch adjacent to the Marshall and Beacon Street walls with the brown river rock like at the entrance.
2. Veterans Landscaping proposal is 10k - includes putting down a heavy dose of weed killer before filling in the rock.
3. Rock will be more porous and allow water to flow better.
4. Linda motions to accept the river walk installation from MuGrow Brothers for \$6900. Lois seconded. All in favor.

Community Fences/Walls Update: Gerard is still in process of developing the power point to include more history. Will have it soon.

New Business

Solitude Lake Management: Gerard would like a motion to cancel Solitude pond maintenance and a new motion to move forward with FL Aquatic Management effective Oct 1.

1. Gerard motions to cancel contract with Solitude Lake Management for fountain maintenance and pond maintenance. Linda seconded. All in favor.
2. FL Aquatics does fountain maintenance by the hour.
3. Gerard motions to have FL Aquatic Management to begin a contract with us October 1st to do pond maintenance. Marilyn seconded that motion. All in favor.

Painting and Repair Estimates: Details included in the President's report

1. Direct David to move forward to getting estimates for the wall that faces the Dartmouth pond, 409 Georgetown Place, and 406 Georgetown Place.

Annual Membership Meeting Prep: in the next meeting we will be utilizing Zoom. Gerard will be onsite at Ameritech.

1. Do we need a larger space like Safety Harbor Spa for our January annual meeting?
2. Marilyn: doubt we will get a 100 people because most people use proxies
3. Roth: last two years we had a lot of people fit in that backroom.
4. City Rec Department has larger rooms we can explore at reasonable rates.
5. Sam: Safety Harbor Rigsby Center can accommodate us.
6. Gerard will get into touch with people to further look into finding a space for the annual meeting. Ameritech is way too small for the numbers we had.
7. Why not have a Zoom call? Gerard would like to do both.

Board Elections and Transitions: August 4th we received a resignation from Roth.

1. This will be Roth's last meeting.
2. Gerard motions to accept JP as the interim Treasurer for the rest of this year. Marilyn seconds. All in favor.
3. Much gratitude to Roth for all his help.
4. Gerard motions to accept Tom Geraci in Roth's vacancy as a Board member interim for the rest of the year. Linda seconded. All in favor.

Estate Sale: A request was received to have a three-day estate sale in September, the first weekend after Labor Day.

1. Marilyn: we have allowed estate sales in the past where the resident past away
2. Gerard: know of at least two past estate sales
3. Sam: we can accommodate it
4. Linda: want to be sure people don't start driving on lawns and driveways. Traffic is an issue because the roads are not wide.
5. Gerard: we could ensure they have police patrolling.
6. Linda: can we start communication with the estate sale company to ensure some considerations for the community, traffic control, they are responsible for placing signs, and enforcing parking on only one side of the street. We need to ensure the recycle pickup is not blocked.

Questions and Comments From Residents

Residents joining via webinar: Tom Geraci, Allison & Dan, Steve & Kevin, Joan, Rose & John

1. Allison: for the sign quote, the particular costs include the post and the surround frame-out.

- a. On the 35th year anniversary Food Truck rally, she is a big fan of BYOB to be considerate of touch points for Covid concerns. Best to keep everyone contained to their own drinking apparatus. She has been in touch with Mattie Williams non-profit center. They serve 250 meals a week to families, which is a surge from their usual volume due to Covid. They take donations regularly. The timing of our party may allow us to collaborate with them to do a food drive as part of the anniversary. A cool way for the neighborhood to do something for the broader community.
 - b. Lois: last year we did include donations for Mattie Williams as part of our holiday party. It fits with our theme of gratitude.
 - c. Linda: they always do something around Thanksgiving.
 - d. Allison will get in touch with Lois.
2. Dan: Thanks to the board and Gerard for the decision on the 1307 Roxbury exception. Thanks Sam for his professional consideration for establishing precedent. He is not in support for an increase in dues, generally, but he will support it because \$13 a month is a small price to pay for the excellent way this Board works.
 3. Steve & Kevin: congratulations to Tom for his appointment to the Board
 4. Joan: Loves the idea of Food Truck rally based on her recent experience. About the three tickets... because some people come at separate times, if there is a popular food truck, everything is gone before everyone can try. Also, there can be misunderstandings about what the portions are for each ticket. Lois: if our budget will allow, we can increase our portions per truck.
 5. David: is Tom Geraci available between 4-6pm tomorrow for the Board Basics class? David will forward to Tom.

Motion to adjourn: 9:11 pm Lois motioned to adjourn. Seconded by Marilyn. All in favor.