

# Georgetown East Association, Inc.

March 17th, 2020 Board of Directors Meeting

**Board Members Present:** 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 6:38 pm: A full quorum established with JP, Gerard, and David at Ameritech and everyone else on the webinar. Proof of Notice was posted on March 14th on the message board in accordance with Florida statute.

Approval of Feb 2020 Meeting Minutes: No additional comments/corrections. Sam motioned to approve with second from Roth. All approved.

## Treasurer's Report - Roth:

1. We are down a little on income but our expenses were lower than we budget anyway.
2. The 1208 Roxbury and 508 Haverhill delinquencies were received but will post in March budget. Delinquencies are down to \$1700 which is a significant reduction.

## Report of Officers and Committees:

1. **Architectural Standards Committee:** Provided a report presentation. 1209 Roxbury requested a new roof. 1208 Roxbury putting in a garage door and fence and upgrading plants. 501 Haverhill has already painted. 1307 Roxbury is looking at paint colors. 1305 Roxbury is adding pavers.
2. **Grounds Committee - Linda:** Larouse gave us an April/May timeframe for the mulch. Anything more specific? David: I'll ask Jimmy for specific mulch dates. We will let owners know when Larouse schedules mulch dates.
3. **Social Committee - Lois:** No report.
4. **General comments** - Home owners were pleased with the garden club work on the entrance. Book club has been welcoming new members to join the book club

## President's Report - Gerard:

1. Gerard commended the 24 people who participated in the garden club. Future dates listed in his written report.
2. Six Garden Club members joined Gerard yesterday, (March 16) to survey the trees in Georgetown. While on a 90-minute tour with Art Finn (Arborist, City of Safety Harbor) the group used the June 2017 Tree Survey as a base. Art said the tree canopies looked great: no work needed for two years. Some trees and limbs were identified for trimming. Additional details will be provided in a report once it is compiled and reviewed by Linda and David.

3. Grant from Safety Harbor is due April 1st.
4. October is Safety Harbor tree give-away. Excitement about how many trees we can bring to our community landscape (for free).
5. A week before the garage sale date, we will decide if we will proceed depending on the status of COVID-19
6. Board Workshop on March 28th will be delayed due to COVID-19 considerations.

Manager's Report - David:

1. Wall inspection will be done this Thursday. David will also do a full property inspection to identify roofs, walls, etc. Maintenance inspections will also be done. Will provide an estimate of the costs. Board will be able to review before sending to owners. David will be aggressive but with the idea the Board can decide on fines.
2. Community sign painting - only Lowe's has responded to RFP. Lowe's estimating \$950. Gerard motioned to proceed with Lowe's. JP seconded. All in favor. For future projects we may want to consider new home owner at 408 Georgetown Place who owns Premier Painting company.
3. Solitude started quarterly maintenance for the fountain. Found a \$2000 repair needed. Gerard: what is the cost of a new fountain?
4. Proposal for tree trimming was received. Cost of tree trimming is concerning even though it covers a lot of properties. Once the Tree Survey is complete Gerard will meet with Linda. Roth: Laurouse lawn contract includes tree trimming; is there overlap? We need to discuss with Laurouse. Proposal is likely to go higher than 8 feet. Roth: \$2k of the proposal is for common area trees.
5. Pressure washing: got pricing from Billy of H2O. 1-story : \$250; 2-story - \$350. He will use two different teams. Estimate a May date. Gerard: last year did we mulch first, then pressure wash? Linda: last year mulch was first in mid-May and power washing didn't happen until June. Don't recall a problem with that approach. Last year some people were missed but he made good on follow-up. Gerard: can we power-wash sidewalks and driveways in June? It would occur over three Saturdays. David will get date for mulch and schedule the pressure washing right after that. Roth: we should send violation notices before and let them know of this opportunity. David: anytime he sends out violation letter he includes flyer for those services and the discount offer is available throughout the year.
6. Ditches - what do we want the owners to do? October minutes stated only two small sections with erosion. No firm decisions were made. No closure and finality. City responsible for water flow but owners responsible for the pitch and embankment. Gerard and Roth walked the ditch: observed erosion and potential water flow issues. At least four properties the water spouts were eroding the embankment. Four Roxbury residents have asked for us to address this since the last meeting. We still need to meet with the City to ensure they are looking at the flow. Photos were taken but don't show the extent of the damage. David to contact Chad from the City with Gerard. One owner dug a ditch that made it worse. Linda: we should be very specific with guidance with owners about what they do to avoid circumstances where homeowner change landscape. Roth and JP

agreed to join Gerard and David with meeting with the City; preferably on a Tuesday. Karen Bartoszek will join on the walk. Gerard will inform Karen of date and time.

## Unfinished Business

### Roof cleaning:

1. Should we put out a flyer? We will blast FB and email with a notice of the discount. Billy will provide the contact. Gerard will work with David to develop write-up and JP will post. Violation will include the H2O brochure.

Property Updates: 515 Georgetown violations. David will request quotes to bring it up to compliance. There are two scooters in front now. Banana tree in front is infested with flies and needs to be removed as well.

Sam: we also need to address that people leave their trash cans out.

Ponds & Fountains: To have Safety Harbor award grant the fountains, we need two quotes and need to be local vendors. Motivated to meet the deadline to receive that grant. No memory of previous purchase of fountains other than repairs. Garden club talk that at one time the fountain spout was tall. Karen: Roxbury fountain used to be higher and more full. After repairs it was more conservative. Solitude will forward quotes for new and larger fountains similar to the one on Dartmouth and Westborough. What can we do to expedite the possibility to purchase a fountain? City gives us six months to install and then the City reimburses. Some possibility we will have to share the grant with other neighborhoods. Dan Jones with Solitude Lake Management said \$800 labor cost to move a fountain from one location to another. Roth: the stormwater and drainage reserve may include the fountains. We have \$14k in that reserve. Need to confirm. Board consensus is to move on looking into a bigger fountain. If we apply for a grant, apply for both fountains. The grants are for \$5k. Take photos and have a map. The more detail the better. Provide brochures.

Street Sign Proposal: Joe provided a proposal. Linda: we need to make a decision on how extensive we want the project to be. Report provides scenarios. Linda proposes to table until next month and have Joe do a presentation then. Linda motioned to table this until next meeting when Joe is present. Marilyn second. All in favor.

Newsletter Communication: No volunteers for written communication. At least three neighbors who prefer written communication. JP and David to determine how many actual households we are reaching with the email blast and how many we are not reaching. Grateful for the bulletin boards to reach out to all residents. **ACTION:** JP to send email to ask for email responses to determine who is receiving. Many households would still like to receive on multiple email accounts. Goal is to determine which households do not want it or are not receiving it. New owners are given an emergency contact sheet; optional for them to provide email info. We need

to ensure if Ameritech gets contact information that they share it. Could provide a \$25 gift card offer for people to respond.

## New Business

Leaf Blowing Removal: Gerard proposed Linda and Roth meet to go over the contract first, then meet with Laurouse to discuss leaf blowing. David will work on the mulching dates.

## Questions and Comments From Residents

Residents joining via webinar: Cathy and Brendan Berggren, Brendan Hennessey, Karen Bartoszek, Charles and Jane Larson, Anne-Marie Lorences.

1. Happy St Patty's Day.
2. Karen: Last year when H2O did their work it seems they dropped the communication when they got to Roxbury. Want to make sure they don't miss Roxbury Drive.
3. Cathy reported she hasn't received any notices via email despite filling out the emergency contact info in January. She was not aware of FB page. She does see some info in Nextdoor app. Book club was helpful. She offered to assist with communications. Sam offered to provide emails he has received in architectural committee communications. David: because Georgetown doesn't have an application process, nor meet and greet, it's hard to get contact information.

Motion to adjourn: 7:49 motioned to adjourn by Lois. Gerard second. All in favor.