

Georgetown East Association, Inc.

May 19th, 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 6:38 pm: A full quorum established with JP, Roth, Sam, Linda, Lois, Marilyn on the webinar. Proof of Notice was posted on May 16th on the message board in accordance with Florida statute.

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

Treasurer's Report - Roth:

1. We have 148,451 in Operating and 93,160 in Reserves. About \$250k
2. Homeowners fee collections were below average for April but for the year we are above budget expectations
3. One delinquency moved from 3 to 4 months. Typically, she gets behind and then gets all caught up at once.
4. We have 7 owners aging with a balance due. We have 3 people that are 2 months late. Total aging balance due is \$1696.
5. YTD we are \$9044 NET income above budget

Report of Officers and Committees:

1. **Architectural Standards Committee - Sam:** 512 Georgetown Place - painting request approved. 500 Haverhill Lane - paver request approved. 1304 Roxbury Drive - painting request approved
2. **Communication Committee - JP:** We have two new Facebook members in our group. Gerard will follow-up with plan to get more emails..
3. **Grounds Maintenance & Contracts - Linda:** Nothing new to report.
4. **New Member Welcome - Gerard:** Shared welcome letter prior to the meeting.
5. **Social Committee - Lois:** While still in social distancing, Cindy and Lois recommended we hold off on any social committee activities.

President's Report - Gerard: The garden club meetup was laborious work. All lot of cleanup of the monument bed and removal of weeds. Hoping Laurouse can help with weed removal. We are still looking for more landscape contracts.

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

1. Gerard highlighted that David was key in securing blue reflectors for our street which the Fire Dept uses to locate . Gary with PLS did all the work.
2. Roth requested that Gary address the areas in the pavement that are cracking. Gerard asked David to come out. David responded that he can arrange for Gary to come out too. Once we get to 18 months we need to look at seal coating next year.
3. We are ready to move forward on pressure washing but recommend starting on Tuesday rather than Monday, after Memorial Day.
4. We will start door hanging this Friday.
5. We will do an email blast and Facebook announcement as well
6. Gerard motioned to approve the Manager's report. JP Seconded. All Approved.

Unfinished Business

Reserve Study: We are waiting on FPAT to send references. She sent them to David but not Roth. FPAT has a hundred references. We used them before and they are local to Safety Harbor. They provide hard and softcopy.

1. 7:04pm JP motioned to approve FPAT reserve study for \$1500. Sam second. All approved

Street Sign Update: Joe received two samples today. He is moving that project forward using Fast Signs. Gerard felt the signs look good. Joe was going to ask about refining the letters a little. For the price we paid, we are happy to proceed. They have the down-payment. By end of summer at the latest we will see signs up, probably before.

1. Linda asked if someone is going to respond to Missy who put the other proposal together. She took quite a while getting her proposal together. She needs to know where she stands. David will follow-up.

Marshal Street Wall Inspection: Gerard was happy the inspection included photos. The first picture for each unit includes the unit number and the following pics are for that unit's yard. Most of the homeowners have deferred maintenance on the interior: not painted, visible mold and cracks. Deferred maintenance. Most of the damage is from lack of drainage and the mulch on the outside, which blocks out the drainage. On the inside, plants are damaging the wall. Inspection was visual from the outside but we don't know what the internal framing is going to look like. We did get a quote to do the plaster of wood, it was \$3600 (per unit): doesn't think we need that. David recommends that we test a couple of the worst ones then get an idea of the cost to fix those. How are we going to spread the cost? Marshall street divided by N units or more granular per homeowner.

1. Joe is willing to do a study on various options like aluminum or cement.
2. Sam is excited about new technology called pre-caste. If we can get a standard measurement, they can caste panels and put them in place. Joe will get an estimate for a mass production. Looks just like a stucco wall but is a lot more durable. If the sizes are

so that we can interchange them on other streets and between the houses, that would make it even easier.

3. David did already research the pre-caste. Problem is that we don't have a foundation. They would have to do that. Walls are not touching the ground on the bottom to allow water and drainage to flow.
4. We will ask Joe for a report in the next meeting, at least by July
5. Gerard noticed the inside wall needs more work than the outside wall. Has anyone spoken to these neighbors on Marshall to find out how they feel and how they are thinking? David responded that we have not gotten that far because we need to make decisions on how much/ etc.
6. If anyone is interested in helping Gerard reach out to those neighbors, please contact him. We want to get their feedback and not just make a decision.
7. There are 74 homeowners with fences/walls not in compliance: color, vinyl, etc. Gerard sees it as a community-wide issue and we need everyone's feedback.
8. Gerard will invite Joe to move forward with that proposal and reach out to Board members to contact Marshal street neighbors for feedback.

Roxbury Canal Update: We are waiting for the City to re-open.

Property Updates: 515 Georgetown status: the proposal from Lowe's is for everything. We are waiting for approval to send out a final notice..

1. Linda does not feel we should be flexible about it because they have already received communication from the attorney. Give them two weeks. If they need extra time they can ask. Attorney will send a certified letter. We will include our proposal or they can get competitive bids. We can look up their Oldsmar address in the property appraiser's record.
2. 7:23pm Gerard motion to move forward with attorney contacting the 515 Georgetown place with the Lowe's bid for repairs and that they have to respond in two weeks. Linda seconded. All in favor.
3. 501 received an estoppel in regards to the permit for the fence and then they painted over the rotted the wood. They did clean the roof and paint the house and beautiful landscaping. But they didn't fix the leak in the roof and took out the back bedroom wall. That's why they took it off the market. The listing pictures showed the leaky ceilings.

Pond Erosion Updates: Linda and Gerard attended the pond erosion seminar. They were featuring the Sox system.

1. Did Florida Aquatics submit a proposal?
2. Can we contact Solitude to determine if we even need to address the erosion? Is there really erosion or what parts of the pond do we need to be concerned of? Two years ago we received a proposal to repair certain sections for \$30k but we passed.
3. David will follow-up with Steve and follow-up with Solitude to get their opinion on all three ponds.

4. Linda received an email on 29-April from Steve. It wasn't a proposal but his assessment. Was he going to formalize it? It doesn't talk about next steps. David will follow-up with Steve.

Roxbury Pond Fountain Update: Gerard asked if it would be beneficial to receive a cover letter from the Board. David indicated it would help. We want to say we are putting in benches and landscape improvements to add to the proposal. We can take photos of what we have done so far.

1. Gerard will put together a letter tomorrow.
2. Linda advised that anything we can say to how the HOA is investing in improvements will help.

Fining Committee Update: Skip and Cindy Huffer have shown interest. Two more people are considering it. Three more people to ask.

1. David sent Sam some info in an email. Do we need more time?
2. We have to set the parameters. The Board turns the thing over to the Committee and they go after it. The people want the Board to do the work of defining the fines and then the Committee will implement it.
3. Best to set tiers of fine levels. The committee either accepts that fine or make recommendations to reduce it or give more time. Committee candidates don't want to do the work of setting up the rules and fines. They just want to implement. Sam emphasizes that the committee needs to operate separate from the Board.
4. David recommended that Sam forwarded his materials to the committee candidates and get their feedback. David can help with any questions they have once they've read the packet Sam puts together.
5. We will have 3 with an alternate.

Additional Signage Update: Allison Thompson, Jane Larson can help we just need time to move it forward.

New Business

Garden Club Summer Projects Funding: The club needs new dollars to finish the work that was started. When removing plantings they noticed deep roots that need to be removed. People are looking at what kinds of plants. A lot of good progress.

June Meeting: Traditionally we skip the June meeting.

1. Linda doesn't need to have a June meeting but what loose-ends do we have with Laurose? To get the Marshall street wall done we don't want to wait until July.
2. What about the river rock piece? We don't have any info on that. We all have to be comfortable seeing that bare section for a while if we don't meet in June. If the mulch gets removed there will be a lag in the next step.

3. David recommended making a motion to set a budget not to exceed a certain amount and to allow the work to proceed.
4. If the mulch is removed, we will want to proceed to the next step. So decision to leave the mulch in place until we have more information about what we want to do.
5. Agreement to skip the June meeting

Questions and Comments From Residents

Residents joining via webinar: Sheila and Phil Goodwin, Karen Bartoszek, Allison Thompson, Roof Douglass, .

1. No comm.

Motion to adjourn: 7:47pm Lois motioned to adjourn. Seconded by Sam. All in favor.