

Georgetown East Association, Inc.

November 17th, 2020 Board of Directors Meeting

Board Members via webinar: Gerard Bribiescas, Tom Geraci, 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 6:45 pm: A full quorum established with JP, Sam, Linda, Lois, Gerard, David, Tom, Marilyn on the webinar. Proof of Notice was posted on November 15th on the message board in accordance with Florida statute.

Approval of Aug 2020 Meeting Minutes:

1. Lois motioned to approve. Linda seconded. All approved.

Treasurer's Report - JP: Provided via email.

Report of Officers and Committees:

1. **Architectural Standards Committee - Sam:** We had 9 requests. All approved. Most of them were driveway pavers.
2. **Communication Committee - JP:**
 - a. Gerard: Ameri-Tech allows us to do the e-blast. Are we using MailChimp?
 - b. David: let's test it with our Annual Meeting.
 - c. Gerard: Let's try test before the Annual Meeting
 - d. ACTION: JP to contact Mike to get setup.
3. **Grounds Maintenance & Contracts - Linda:** Update will be covered in the Roxbury Canal Old Business update.
4. **Social Committee - Lois:** We had our holiday happy hour and stroll. Great turnout. We had it catered and stayed in budget. The weather was perfect. The people that did come enjoyed it.
 - a. Gerard: all feedback received was very positive.
 - b. Tom: everything I heard was positive. Very grateful to making it happen. It was great for the community.
5. Lois: Thank you to Kevin for the masks. Cindy did most of the work. She coordinated the caterer and her decorating expertise was done very well..

President's Report - Gerard: Provided via email.

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

1. Linda was pleased David was able to contact the HOA on the other side of the canal

- a. David: they are self-managed. But the neighbors he spoke with were pleasant. There was no pushback.
2. Lois motioned to approve the Manager's report. Linda seconded. All in favor.

Follow-Up Business

Annual Member Meeting Prep: Gerard had conversation with city personnel. There are two basketball leagues occurring that evening. Parking will be sparse. The Internet connection is sparse. City suggested using Rigsby Center but parking will be in question. The library is not available after hours..

1. Linda: people will have the option to attend via Zoom.
2. Gerard: Yes. But Ameritech cannot handle more than 10 with social distancing. We will ensure the cover letter highlights the Zoom option.
3. JP: parking may not be a major consideration if we assume Zoom attendance is high.
4. Sam: there is parking on both sides of the street.
5. David: Once we decide, we need to inform Mark so he can update the notices.
6. Gerard: plan is to use the Rigsby Center if its' still available.

Community Walls & Fences: x.

1. Motion to CONFIRM and REAFFIRM the Georgetown East Architectural Standard using Benjamin Moore "custom color" Georgetown Beige as the ONLY approved color for all non-vinyl fences, walls and gates in our Georgetown East neighborhood. In addition, all backyard walls and fences visible from streets and sidewalks need to be tan-vinyl or painted Georgetown Beige.
 - a. Linda seconded.
 - b. Sam: Anything seen from the street has to be Georgetown Biege: stucco wall and wooden fences.
 - c. Gerard: goal is to have a compilation of all standards. This is the first. We are waiting on Marshall and Beacon Street walls. Eventually, we will come together on one united document for fences, walls, and gate standards.
 - d. All in favor. Motion approved 7:12pm
2. Motion to approve a new Georgetown East Architectural Standard that eliminates the option of replacing exterior wooden fences with like exterior wooden fences. All exterior wood fences and gates that can be seen from community streets that require replacing will from here forward be replaced with either a: 1) Tan-vinyl fence, using federation caps on the posts and a single 48" x 60" tan vinyl gate, or a 2) Stucco on wood wall with a 48" x 60" tan-vinyl gate, or a 3) Stucco on cinder block wall with a 48" x 60" tan-vinyl gate. Minor repairs such as replacing a few broken wood boards and using Benjamin Moore "custom color" Georgetown Beige paint will still be permitted..
 - a. Linda seconded.
 - b. Gerard: it allows the whole community of Georgetown to choose between tan vinyl or stucco on cinder block option.
 - c. All in favor. Motion approved 7:16pm

3. Motion to approve a new Georgetown East Architectural Standard that allows only those homeowners who must use their neighbor's driveway for access to their own backyard the option of replacing that access gate and wall with one of the following: 1) Tan-vinyl fence, using federation caps on the posts and a single 48" x 60" tan-vinyl gate, or 2) A Stucco on wood wall with a 48" x 60" tan-vinyl gate, or 3) A Stucco on cinder block wall with a 48" x 60" tan-vinyl gate. In addition, because replacement of any one of the three options above, it is recommended, as a courtesy, that the homeowner discuss their planned replacement with their neighbor in order to receive permission to use their neighbor's driveway during the change out..
 - a. Advise neighbors that replacement requires using neighbors driveway to access their backyard.
 - b. Gerard seconded.
 - c. Gerard: We've already seen homeowners make decisions on their own. Basically, this approves the tan vinyl and stucco walls that have been implemented by owners.
 - d. All in favor. Motion approved 7:21pm
 - e. David: The only standard missing is along the canal.
 - f. Gerard: in reality those walls/fences are part of their backyard.
4. Sam: We still have to address the long walls too.

Roxbury Canal/Ditch:

1. Linda: it was recommended that the HOA hire an engineering firm to provide recommendation. We can get proposals from two different engineering firms. This is done a lot for HOAs so it's not unusual. They will present their findings: what is working, what is not working, what needs to be done.
2. Tom: Engineering firm McKinley out of Dunedin. They've done this before. A meeting will be scheduled.
3. Linda: Whoever we choose to do the analysis will present the findings to the Board.
4. Gerard: Do we need at least two estimates?
5. Linda: McKinley does work for the City. We will get at least two estimates.
6. Gerard: Joe is welcome to help with this given the work he has done on this already.
7. David: do we want to use GHD, who did the erosion repairs.
8. Linda: Send me their info.
9. Gerard: we do NOT want to get SwiftMUD involved or else we will be bringing federals on our property.
10. Linda: whoever we hire to do this, we will come up with a solution. I'm optimistic.

Property Updates:

1. 515 Georgetown Place
 - a. Gerard: We will get reimbursed for the legal costs.
2. David: we sent out about 35 notices for compliance: roof and gutter cleaning. I need to schedule a follow-up walk through once we are at 30 days, whenever Gerard is

available. It's important to do the follow-up and go to the next step to get a commitment when the work will be completed.

Compliance Appeals Committee:

1. Gerard: I owe you all a draft letter to the community. We know what the process is. We just need it in letter format so that the community has a clear definition of the process.

Questions and Comments From Residents

Residents joining via webinar: Brendan Hennessey, Harold Houck, Alison Thompson, Karen Bortoszek, Roth Block, Joe Mallozzi, Rose & John Wilkes, Steve Jolliffe, Kevin McCann

1. Joe: I didn't totally understand the budget. We only got the August. Some of the reserve funds didn't make sense. There is a surplus of \$100k and yet we are raising the HOA fee by about 10%. Some of the reserve categories are redundant. I think an audit will be helpful to make sure these reserves are generally defined to cover things. A lot of people on fixed incomes, covid has impacted jobs. Lets try not to do it all at once.
2. Roth: The resolutions that were passed tonight are great. There are a lot of old fences that have different colors: same colors as their house. How will that be handled?
 - a. Sam: we have to establish standards. Yes, next year, we will probably set a date for people to have it done.
 - b. Gerard: key is to establish the Georgetown Beige as a standard.
 - c. Roth: sending out a letter now to give advance notice would be helpful
 - d. David: during walk-thru we purposefully excluded that walls & fences
3. Brendan: I'm good with all the boards decisions
4. Karen B: I'd like to follow-up on the fences for the Roxbury pond.
 - a. Sam: The wooden fences look good. Once it deteriorates we will address it in the future.
 - b. Karen: putting up a solid 6-foot fence will change the aesthetic for the pond.
 - c. Sam: we will likely replace it with plastic or wood that matches the aesthetic. The standard set in 1989 is the same as it is today. We shouldn't change the standards.
5. Alison: thank you to everyone who put together the holiday social. That was a nice time, the food was excellent.
6. Rose and John: Thanks for the other night. The food was wonderful. We enjoyed it very much. Thanks for welcoming us to the neighborhood. Everybody stay safe.
7. Steve and Kevin: Thanks to the Board. You're all doing a great job. We enjoy living here.

Motion to adjourn: 7:41 pm Lois motioned to adjourn. Seconded by Sam. All in favor.