

Georgetown East Association, Inc.

April 13th, 2021 Board of Director Workshop

Board Members: Gerard Bribiescas, Tom Geraci, Sam Gray, Alison Thompson, Sheila Goodwin, and JP Antona were present. Online member attendees include Joe Mallozi, Janice Brown, Roy Tyrrell, and Karen Bartoszek.

Ameri-Tech Community Management Present: Robert Kelly, LCAM

Gerard Bribiescas called the Board Meeting to order at 6:30 pm: Proof of Notice was posted on April 10th on the message board in accordance with Florida statute.

Board Education - Mary Gamble

1. We are not a government entity. Sunshine Law does not apply to us.
2. We have all the powers of a corporation.
3. The power of a FL corporation is very powerful.
4. Whatever powers the corporation has, we as a board have; exceptions are the powers reserved for members.
5. Duty of loyalty - board members can not propose using vinyl on Marshall street because it's not equivalent.
6. Gerard: Committee reports can be in writing and added to the consent agenda?
7. Mary: Yes
8. Gerard: Practically speaking, we have to start preparation two weeks before, so we can vote on the consent agenda.
9. Mary: Ultimately the president is responsible for the agenda
10. Gerard: Do we have an individual collect agenda suggestions and funnel it out to other BODs?
11. Alison: Two weeks out to provide the main agenda with updates.
12. JP: I recommend we send suggestions to everyone rather than funneling it through one person.
13. Mary: Advise not including the Treasurer Report on the consent agenda.

Task Force Update - Mary Gamble

1. Mary: 23 households are participating in the viewpoint group.
2. Gerard: 34 total households currently involved when you count the Board.
3. Mary: There were three developers involved; the first set of architects had wood fences, phase 2 and 3 had cinder block or stucco on wood. The original entrance was at Roxbury near Alison's house. Articles of Incorporation define our relationship with the State of FL. The By-Laws define the relationship between the Board and the Corporation

and the members and it also indicates how we change things in the documents. The CCRs (Covenant, Conditions & Restrictions) define how the members of the corporation relate to the corporation: this is where the constraints are defined.

4. Mary: May 5th deadline to give (Attorney) Stephen... We have two members of the task force who are very much about controlling the board. Others are more focused on how we have continuity on the Board. The fundamental thing that needs to be worked out among the task force members is the idea of succession and continuity.
5. Mary: Provided a list of possible CCR topics to address in the new CCRs. We want to define the community before we define specific restrictions. Restrictions in CCR is a statement that sets parameters.
6. Mary: Many people on the task force feel "health, safety, and welfare" is too broad
7. Gerard: Should just be "Safety".
8. Mary: We want to eliminate the 2-tier % for ByLaw changes. It penalizes the board if a board member wants to recuse themselves because of a conflict of interest.
9. Mary: The ByLaws require a little more work. The idea of voting members. There are a lot of things we haven't done because we don't think we can get 75%. The language in the doc says 75% of voting members. Does not necessarily mean 75% of 107 lots. If a person buys one lot, he/she gets 1 vote. In the 107 lots we have 159 deed holders. Of the 159, which 107 should we count? So we ask members to designate who their voting member will be for that lot. So if they do not file a designation, they don't get to vote. So people will exempt themselves out. There is a lot of archaic language wrapped up with this section, like husbands and wives who can't agree will lose their vote. The same principle will apply to quorums, etc.
10. Mary: Is it possible we could end up with a board of full corporate members. We are going to extend the designated voting member process to all owners! Recommending that the quorum requirement go to 30% rather than 50%. We are talking about a 2 year term with staggered terms.
11. Gerard: When there is a Trust, they can designate a voting member.
12. Sam: So if you have two lots, you can have one spouse vote for one and the other spouse vote for the other.
13. Mary: Recommend that we do not list any standing committees in the document. Recommending that we eliminate the executive committee. I would leave the Architectural Standards Committee where it is.
14. Mary: We have ways of electing but no way to hold you accountable: looking to include a recall.
15. Bob: Ameri-Tech would like to see minimally 3 months of Operating Reserve in savings. 6 months is ideal.
16. Mary: In our case it would be 42k.
17. Mary: Strong feeling among all task force members that the board is authorized to increase 10% a year. But we don't know what to offer as the cap. We also want to include a statement about non members that can also be involved.
18. Bob: In my experience, the cap is usually that Boards want to raise fees to keep up with inflation.
19. Mary: I've seen it go both ways.

Reserve Study & Operating Budget Update

1. If anyone disagrees with spending in the study, we can just get an estimate to verify it.

Website Review

1. Will simplify the service request form. Alison will look at drop down boxes for suggested changes.

Compliance Letters – Review & Decide:

1. Last March we decided not to send out compliance notices due to the pandemic outbreak.
2. In October we sent the roof cleaning notices.
3. Currently, nine notices were sent for satellites, roof cleaning, and landscaping.
4. The three letters currently sent out were reviewed.
5. Tom and Sam want the letters to specify specific deadlines.
6. Tom: We should give 2 notices and be done. And we include a statement to contact us so if someone gets laid off or some emergency happens, they have an opportunity to work with us.
7. Include the fining process in the communication addressing changes in non-compliance letters.
8. Alison: Really we are giving them a total of 40 days. I like the three steps, especially with 72 hours on the third step.
9. Gerard: We are trying to build relationships with our homeowners. We want to get through the walls, fences, and ditch issues. So we don't want to change the process mid-flight. When do we want to communicate these changes?
10. Sheila: After the walls, fences, gate issue gets done.
11. Gerard: For now, we will continue with the existing letter schedule but once the walls, fences, gates are addressed we will shift to this new process.

Creative Prioritizing

1. Gerard: Recommend to sign the new landscape contract next year, but we need to do the work of finding a new landscaping company this year.
2. In order to address the trees in the reserve study, we need a tree analysis to guide us.
3. Perimeter walls/fences from Reserve Budget if approved by lot owners.
4. SWFWMD will likely tell us we have to address the Weir structure in the ditch this year. Erosion/Pond plantings - next year not this year; need to be done in the Spring before the heavy rains.
5. Dredging expenses most likely will come from the reserve budget, including the cleaning of our drainage system between the ponds.
6. Tom: In 2013 the ponds flooded into the streets.

7. Gerard: There is a series of emails associated with the drainage system between the ponds from RPS that did the analysis of what happened.
8. Ditch and weir structure.
9. All perimeter walls and fences:
 - a. Includes the fence line along the ditch
 - b. Will we include a gate for each lot on the ditch?
 - c. We need to measure, get cost per foot.
 - d. We need to secure a fence company to measure it.
 - e. Let the homeowner decide if they want to buy a gate but inform the lot owner that the easement is to give the utility company permission to enter the property.
 - f. Gerard: Fence Outlet came out and provided measurements.