

# Georgetown East Association, Inc.

February 9th, 2021 Board of Directors Meeting

**Board Members via webinar:** Gerard Bribiescas, Tom Geraci, Sam Gray, Alison Thompson, Sheila Goodwin, and Jean-Paul Antona

**Ameri-Tech Community Management Present:** Robert Kelly, LCAM

Gerard Bribiescas called the Board Meeting to order at 6:30 pm: A full quorum established with JP, Sheila, David, and Tom on the webinar and Sam, Alison, and Gerard at the Ameritech office conference room. Proof of Notice was posted on February 6th on the message boards in accordance with Florida statute.

Approval of Nov 2020 Meeting Minutes:

1. Sam motioned to approve. Alison seconded. All approved.

Treasurer's Report - JP:

- Gerard: What to do with the Surplus? Last October we proposed putting 100k in reserves or leave in operating?
- Bob: The only option you have is CD. Online banks may be able to give better rates.
- Gerard: will propose to set aside 20k of surplus for beautification and attorney fees for governing documents revision.
- Tom: we need to have access if there is an emergency. So it's better to not have the surplus locked up in Reserves.
- Gerard: motion to set aside \$15k in operating surplus to fund landscape improvements and \$5k in attorney fees for governing documents revision. Sheila Seconded. All in favor.

Report of Directors & Committees: Gerard: motion to confirm the following committee assignments. Alison seconds. All in favor.

1. **Architectural Standards Committee - Sam:** Sent document to the board with 9 improvement requests.
2. **Communication Committee - JP:**
  - a. Mail Chimp for rich text mass email and get metrics on readership. We hope to use the email blasts more often to get homeowners more involved. And more than one person in the household to receive the email.
    - i. Motion to spend \$150 for email campaign solution. Sheila second. All in favor.
  - b. 11 phone captains are being recruited to update information for the 2021 Georgetown Directory.

3. **Grounds - Landscaping - Sheila:** Gerard and Sheila walked the ditch. Identified three poles that need tree trimming. She contacted Duke. They agreed they would trim but advised that the telephone company has some responsibility too. Sheila walked Georgetown with Gerard and came up with a list of trees that need to be trimmed. She contacted Danny's Tree Service. The arborist came by and will submit a bid in writing soon. We have the Community Tree Analysis from John Snow arborist. We will have the Zoom meeting on Feb 16. Please register in advance. We have a list of 6 pages of short and long term landscaping projects. We have a Garden Club scheduled for March 6th.
4. **Ground - Contracts - Tom:** We will go over contracts when we start looking for a new landscape company.
5. **Social Committee - Rose:** Trying to find a band. Band is classic rock playing oldies. Or a lady that does Jazz. Charge is \$100/hr. Thinking about set-up in Alison and Carol's place on Roxbury on March 20th on a Saturday afternoon. Not nighttime. BYOB and bring your own chairs. No food and beverage. We would only pay for the hours they play. If COVID gets worse, we can push it out and save the money for a holiday party at the end of the year. Let Rose know if you want to join the committee, if you have any preference for jazz versus classic rock.
6. **Roxbury & Kensington Ponds - Alison:** Update in New Business
7. **New Member Welcome Committee - Ashley:** No update.
8. **Governing Documents Task Force - Mary:** Update in New Business

President's Report - Gerard: Sent out his report via email.

Property Manager's Report - David: Sent his report to the Board via email.

1. Bob: When he first came on in December, he did walk around with Gerard. Looked at the ditch, poles. Spoke with Jimmy Larouse: he seemed very confused. So Bob sent him a video of each pond and asked him to maintain it based on the video. Bob has worked with Jimmy before: his performance is variable.
2. Working with two other contractors to get landscaping quotes.
3. For the wall issue, Bob contacted a vendor who gave a previous quote. Also contacted JBOLT. Both were higher than the bid the homeowner received.
4. For pond dredging, we need to get the three ponds dredged so we can do the plantings later this year. He contacted Gator Dredging who gave Bob the name of an engineer who recommended an elevation report. Waiting on quotes for that. Once that is done, then we can get quotes from Gator Dredging.
5. Alison motioned to approve the Manager's Report. Seconded by Gerard. All in favor.

## Follow-Up Business

March Seal Coating Update:

1. Bob is in communication with Parking Lot Services they are considering a: Wednesday/Thursday + Sunday/Monday + Wednesday/Thursday. This will allow trash (Tuesdays) and recycle (Friday) to remain. Yard Waste pickup may be affected.
2. Vendor provided map of the neighborhood divided into three sections. We need to make sure homeowners have the map and they know where they can park. We will do one mailing with all the info and an email blast.
3. Gerard: Bob to contact the City sanitation department to ensure they have the schedule so it doesn't impact trash pickup? Also inform Larouse of the schedule so they can coordinate their schedule.

#### Community Walls and Fences:

1. Gerard: looking at doing a mailing so that people can know when they need to have their wall and fence changed to Georgetown Beige standard. Gerard suggests Sept 30th so we can give the community time to vote on the perimeter walls. We want to give the homeowner plenty of time to plan for wall mandates.
2. Gerard received notification from Marcie Stenmark asking us to work on the property on 516 Georgetown Place. The wall will need to be demolished. Code enforcement requests the wall to be down February 4th. The owner at 516 has been very gracious: they got a quote. Meanwhile, the city came back to say our walls need to be 2 ft from the edge of the sidewalk unless harmful to the tree and if more than 75% of the wall is replaced. We can seek a variance, which takes 2.5 months. The homeowner decided to just do one section of the wall, so we can avoid moving the wall back 2 ft.
3. Gerard spoke with the attorney seeking them to amend the documents to assign 50/50 share of the perimeter walls. WE will receive two amendments for the ditch walls and perimeter road walls and will list the properties by lots. We will take those amendments to the community and allow them to vote on both amendments.

#### Ditch Update:

1. Tom: This is a huge project. He has worked with two engineering firms out of Clearwater. McKinley will send a proposal this week. Newell sent a proposal estimating 20 hrs at \$175/hr. McKinley will likely come in \$8k but will include soil samples and a very detailed analysis. Also received an \$9k estimate for a survey of the ditch from GeoData of the residents that are adjacent to the ditch. It's not a quick fix and it's not going to be cheap. We do need to work on getting the flow of the ditch corrected. Some of the areas where the pipes coming in/out of the property, there is a lot of erosion. It's going to take time and money. More updates at the next meeting. An area by Marshall street that is really bad. Grate is falling apart. Ground is eroding. About three areas where there is a natural dam and the ground has slid into the ditch causing it to back up. In the summer the water sits, it doesn't flow. Causes issues with mold and mosquitos. The County came out and they had to spray. Over time it will get worse. Years ago the HOA spent a lot of money to dredge it and clean it up and get it right. Now we need to correct it. Costs are for engineering analysis and excavating before we even talk about the dredging.
2. Sheila: there are so many different types of erosion.

3. Gerard: a good portion of the ditch is on homeowner property. So the costs will be on the homeowner. There is a portion of the ditch that is HOA.
4. Tom: how do we move forward if the costs are on the homeowner. So there will be a lot of discussion and education that is needed.

#### Property Updates and Compliance Letters:

1. 515 GTP - we will close this litigation in March as the homeowner has agreed to reimburse our litigation costs.
2. In October, 25 homes received compliance letters. All but six have become compliant..
3. Gerard: we are trying to move back to an architectural standard that has been lost over the years.
4. 1104 Dartmouth is in escrow but they plan to purchase to resell.
5. 505 GTP is also in escrow that may also be a flip.

## New Business

#### Governing Documents Task Force Charter:

1. Mary: the committee prepared a charter. We have a thorough picture of all the moving parts. Two questions:
  - a. what three adjectives or short phrases best characterize our current documents?
  - b. What three things will be most strikingly different about our documents when we complete this activity?
2. Mary: we want to constantly have a pulse on how our homeowners want to live together. When will we be ready to take this to the community? When we are ready. But we start tonight. We will probably do a straw balloting of options 2-3 times a month. We will use a Survey Monkey for polling. We can get a pulse for what people think.
3. Mary: We extend an open invitation to any homeowner to attend our Task Force. The recommendation will be data driven. The Task Force will not recommend a personal opinion; it will reflect what we learn from the surveys and discussions. We've started a collection of documents from more contemporary neighborhoods e.g. Westchase, Cypress Knoll.
4. Mary: the work of amending will not be a word-crafting exercise. Attorney fees escalate if we word-craft.
5. Gerard: we will vote to approve Mary Gamble as chair, Skip Meadows, Jackie Mallozzi, Carolyn Smith, and Leo Moscardini to be on the task force. They represent a cross-section of the neighborhood and perspectives.
6. Mary: we will put an advisory team in place so that as we develop recommendations we can receive feedback. Also want to create a group of past presidents for input and review.
7. Mary: thank everyone who has agreed to participate in the process.
8. Sheila: impressed with the way Mary is going about it. Thank you.
9. Sam: we want to get the neighbors to buy into it so it's not just a Board document.

10. Bob: this charter is more planned out then he has seen the process at other boards. Many communities degrade into personality rivalries and endless opinions. Suggest consider that when you are confident you have everything you want to file with the attorney, suggest go to the office and verbalize it. The knowledge transfer works better that way.
11. Mary: contact me at [maryggamble@aol.com](mailto:maryggamble@aol.com)
12. Gerard: motion to establish a Governing Documents Task Force with Mary Gamble as chair, Skip Meadows, Jackie Mallozzi, Carolyn Smith, and Leo Moscardini as members. Sam seconds. All in favor.

#### Roxbury and Kensington Pond Landscape:

1. Alison: we have a proposal put together presented in a PowerPoint slide. Three proposals secured for the design. One of the challenges is there is no irrigation and we want to keep the trees we have currently.
2. Sheila: looks like a good landscape for Roxbury.
3. Gerard: the City requires a six foot hedge. None of our bushes are 6ft. We will trim down to 4 ft and see what the City says. We can always grow the hedge taller.
4. Tom: like the idea of lowering the bushes and the new plantings look good.
5. Alison motions to use \$5k from the surplus operating to do both the Roxbury and Kensington ponds. Sheila second. All in favor.

#### Retention Pond Dredging:

1. Gerard: We need to dredge before we can do any plantings. No record that it has ever been done. Steve Green of FL Aquatics Management says it should be done every 25-30 years. We will do dredging. Then utilize \$10k leftover in the \$15k surplus for plantings and other landscape improvements. Pond plantings will aid in curbing erosion along pond banks and provide beautification to the retention ponds.

#### Announcements:

- BOD meetings moved to 2nd Tuesday so that Bob can join us.
- Tree presentation on February 16th.
- Roxbury pond light demonstration on Saturday, February 27th.
- Garden Club - March 6th.

#### General Comments and Questions

- Mark & Ann: excellent presentations on the pond and the walls.
- Roth: is there an update on the Fountain on Dartmouth and Westborough? Bob: we are waiting for a part.
- Roth: we talked about getting no solicitor postings in the past. Other neighborhoods have these signs. It's helpful if we have the sign posted. Gerard: We do have reserve dollars.
- Bob: Zoom chat comment to replace the bottle brush tree.

- Joe: On the thing about fences, is wood still ok for backyard to backyard? Gerard: yes. Joe: Are vinyl fences an option on the perimeter walls? Gerard: Not for the properties adjacent to Marshall Street and Beacon Place Drive.
- Arlene Weineski: no questions on our part right now. Georgetown is a great neighborhood.
- Rose and John on Roxbury: thanks everybody for what you do to make everything so great. We love it here.
- Janice: good so far.
- Skip: I thought I heard something about benches for the ponds? Gerard: We want to beautify it before we put the benches.

Motion to adjourn: 8:05 pm Sam motioned to adjourn. Seconded by Alison. All in favor.