

Georgetown East Association, Inc.

November 9th, 2021 Meeting

Board Members: Jean-Paul Antona, Alison, and Sheila were present via webinar and Gerard and Sam were present at the Ameri-Tech office conference room.

Ameri-Tech Community Management Present: Robert Kelly, LCAM

Gerard Bribiescas called the Meeting to order at 6:52 pm: A quorum established with JP and Sheila on the webinar and Gerard, Alison, Sam, and Bob at the Ameri-Tech office conference room. Proof of Notice was posted on two neighborhood bulletin boards November 6th, 2021 in accordance with Association ByLaws.

Consent Agenda Approval: Sheila motioned to approve the consent agenda. Alison second. All in favor.

1. October 2021 Minutes
2. Officer, Board & Committee Reports, President's Report
3. November 2021 Manager's Report
4. Ratify invoice for \$343.85 to paint Kensington Court Fence – Use Wall/Fencing Reserves

Governing Documents Task Force

1. Mary: This is a short report. We've had a number of challenges. We have completed our task, effectively dissolving the Task Force. The charter calls for one additional deliverable: a fact sheet. I'd like to open it up to questions the BOD may have regarding the fact sheet.
2. Gerard: The fact sheet delineates the difference in the document.
3. Alison: The commentary you provided was very helpful and clear. I can't say enough about the quality of your work. Most of it is not a change as much as removing legalese and bringing it up to code. Removing all the legalese and the stuff that doesn't pertain that certainly clarifies everything and makes it super clear and easy to understand.
4. Gerard: I am very grateful just for the fact you can read it. The font and text is so much easier. When I compare the existing documents and with the table of contents, it's so much more readable.
5. Mary: the task force has dissolved itself upon completion of the deliverables.
6. Sam: It was really good work. All the Boards I've been on, the documents have been very difficult to understand.
7. Gerard: We will need to decide when to vote on the changes.
8. Mary: We tracked 204 hours by all team members. Let's say the documents were approved. We cannot do the self-nominating process until the documents are filed in Tallahassee and sent back to us. So we won't be able to do the self-nominating process at the next member meeting.

NEW BUSINESS

Sidewalk Grinding & Replacement

1. Gerard: In 2021 our reserve study says that every odd year we need to look at sidewalks and gutters. Bob and I walked and were able to name the various ones that need to be done. Some we choose not to do because next year we want to remove some trees, especially by 515 Georgetown Place. Trees are causing the sidewalk to rise so it would behoove us to remove the trees first and then fix the sidewalk. Fourteen sections need to be removed and 23 sections need to be grinded. We also need to get at least one more bid.
2. Gerard: I move that no more than \$8000 be used for sidewalk repair and grinding from reserve account 9020 Paving and Sidewalks.
3. Sheila: I second. Discussion
4. Alison: I agree. We definitely have some errors that need to be addressed from a trip hazard perspective and wise to remove trees before repairing some sidewalks.
5. Sam: Our sidewalks are over 30 years old.
6. Gerard: When you walk, you can really see where they have grinded the sidewalk before. Many of these need to be grinded again.
7. All in Favor. Unanimous approval.

Annual Meeting – Nominations, Elections & Governing Documents

1. Gerard: Given what Mary shared, that brings new light to the subject. I am concerned about rushing this in a December meeting. As Mary shared, it will be well after the membership meeting to get the approval from the State. The new election process with the self-nominations won't go into effect until 2023. We will give the community some question and answer time. At least one open meeting, preferably outside, we can discuss any questions that people have. The documents are online. We did send out an eblast on Sunday. Only five households have no email address on file. Of the five, there are 3 households that have emails but choose not to receive electronic information from the HOA. There are two households that do not have internet access.
2. Gerard: I am not in favor of a December vote because it will rush the process. We have to send proxies out and get feedback.
3. Sheila: What about January? What is the advantage of waiting until February?
4. Gerard: the conundrum is we have to give the community time to respond. Then we have to determine if we are ready to get the documents out for a vote. We have to approve the documents. Once we have addressed the comments, we perform our vote for the documents.
5. Mary: this is a membership vote. The ByLaws require 50% of the community and the Articles require 75% approval. We are in a comment period right now that is creating momentum. We should ask for a vote now that we have momentum.
6. Alison: At this point, I don't want to delay. The Task Force has worked thoroughly and diligently to get us to this point. The community will be voting on the CCRs. This is a first step. It's a clarification. It makes the documents more easily readable. This is not the point we have to delay.
7. Gerard: I feel the need for the community to come in person to share their concerns and comments, especially for the five people who have not received the email.
8. Alison: That is their choice. They choose not to have communication with us via email. What do they want? A pigeon? I don't think we can be overly concerned about the 5 households.
9. Sheila: I agree. We have to keep moving.
10. Gerard: Would you object to me inviting people to meet with me before the Holiday party?

11. Alison: That's fine but we don't hold up the entire community over the unwillingness of five households to use email.
12. Gerard: Then we will meet on the 14th of December to vote on this so we can get this done.
13. Mary: The attorney has to do the proxy. Let's not forget the six items we are asking to approve have already been vetted.
14. Gerard: If we knock on doors and get the view point group, we can get those proxies.
15. Mary: The attorney is offering three options:
 - a. First option: proxy is yes or no I approve the articles of incorporation. If the homeowner doesn't like one article.
 - b. Second option: take each article separately and vote on them individually (a total of 19). Members would vote by article. Get something as opposed to nothing.
 - c. Third option: (recommended by the attorney) strip the current documents of the provisions and statutes, and leave only the 6 items that are discretionary. Then they only have to vote on the six items. After the vote, she can integrate the provisions and statutes back in. It's simpler and more direct. The proxy would require voting on six items.
16. Mary: even if all the changes are voted down, we still need to update the documents to reflect the state statutes.
17. Sheila: I prefer the 3rd option.
18. Alison: I prefer the 3rd option.
19. JP: I prefer the 3rd option.
20. Sam: I prefer the 3rd option.
21. Gerard: I prefer the second option.
22. Mary: The document would be revised to only have the six items. Then approve that. After, she would further revise to integrate state statutes. The process we did from the beginning has been aligned to an all or nothing vote. If we vote on one thing and then finalize with another, homeowners are going to feel suspicious.
23. Sam: if we go all or nothing, we have 90 days to sell the holdouts on it and re-vote.
24. Sheila: OK, then I prefer option 1.
25. Mary: If we only need 50% then I feel comfortable with all or nothing.
26. JP: ok, I prefer option 1 now.
27. Alison: God forbid we be suspicious. I want to be clear, transparent, and simple; don't want to make this difficult. I am open to option 1 if it doesn't over complicate things for the majority of the people.
28. Sheila: option 1.
29. Sam: Can we highlight the six changes to narrow down the reading. We can explain the viewpoint group decided on it collectively.
30. Bob: We can always put a fact sheet together to clarify.
31. Gerard: I prefer option 1 to be realistic. Option 2 would be for ideal. Remember the homeowners will get the full documents mailed to their home.

FOLLOW-UP BUSINESS

Compliance Walk-thru Updates:

1. Gerard: Because of federal guidelines, satellite dishes are grandfathered in and removed from the compliance report.

Delinquency Late Fee & Delinquent Property Follow-up:

1. When we have sent out all notices and attorney letters for arbitration, and then they start work on the compliance items. Do we have to go back to the first notice?
2. Bob: If they started something and not completed, then we continue from the attorney letter stage.
3. Gerard: Kensington and Roxbury are already at arbitration.
4. Gerard: In the notification that went to homeowners we are starting the new fees for delinquencies. It's the same people who are consistently delinquent. We get charged each time.
5. Gerard: We must send the arbitration letter to 406 Georgetown Place.

Voting Member Update:

1. Gerard: We haven't heard from the two LLCs that are renting. We don't even have contact info in some cases.

1105 Kensington & Paver Update:

1. Bob: the attorney didn't see any issue with the BOD accepting.
2. Gerard: We will send a letter to the City. If they are ok with that, we will do that with everyone else doing pavers.

Non-Compliance Letters and Fining Policy:

1. Gerard: in the state statutes 720.205 it says the association may levy reasonable fines. Is it reasonable to charge them \$100 per day for trash cans left on the street?
2. Sam: Every other BOD I've been on \$100 is standard. We can't go above \$1000. Every violation has the same \$100 cost.
3. Bob: You are not initiating the fine to raise money. We are doing it just so people will comply and obey the rules.
4. Gerard: I'm hoping the future boards will have another tool in their toolbox.
5. Bob: Your documents make the fine lienable and forecloseable.
6. Sam: But we are talking about less than 1% of the neighborhood. We don't care what the infraction is, it's always \$100. Compliance committee can mitigate it on a case by case basis. It only takes a few examples before everyone realizes we are serious.
7. Bob: Ameri-Tech recommends keeping it simple.
8. Sheila: I agree with Sam.
9. Bob: You can also apply "reasonable" to your process. Instead of three letters we could only send one. But obviously three is more reasonable.
10. Alison: I feel \$100 is very reasonable.

General Questions & Comments from Residents – 3 Minutes per Resident: Donna Edwards, Ann Marie, Roth Block, Jack Majewski

1. Roth: Is there any follow-up on the no solicitation signs? A sign at each entrance would solve it.
 - a. Alison: I need to connect with Joe on that. We are looking at revising the tow away signs. I hope to have movement on it by the next meeting.
2. Joe Mallozi: most people have a will or trust. So signing up for voting, is that done annually? If someone does not sign up, do they lose their vote?

- a. Gerard: They don't lose their vote. We have a trust in our community that has four people. One of them gets the vote. When it's husband and wife, one of them can vote.
- b. Mary: There is no connection between the designated voter process and the votee.
- c. Joe: So they can do that right before the vote?
- d. Mary: Yes.
- e. Gerard: They only have to fill out the "Certificate of Appointment of Voting Member" once, and it's good until they update their certificate.
- f. Joe: I just want to make sure that households don't lose the right to vote.
- g. Gerard: They never lose the right to vote.

Motion to Adjourn: 8:02 pm Sheila motioned to adjourn. Seconded by Sam. All in favor.