

Georgetown East Association, Inc.

October 12th, 2021 Meeting

Board Members: Jean-Paul Antona and Sam Gray were present via webinar and Alison Thompson and Gerard Bribiescas were present at the Ameri-Tech office conference room. Sheila Goodwin was absent.

Ameri-Tech Community Management Present: Robert Kelly, LCAM

Gerard Bribiescas called the Meeting to order at 6:31 pm: A quorum established with JP and Sam on the webinar and Gerard, Alison, and Bob at the Ameri-Tech office conference room. Proof of Notice was posted on two neighborhood bulletin boards October 10th, 2021 in accordance with Association ByLaws.

Consent Agenda Approval: JP motioned to approve the consent agenda. Sam second. All in favor.

1. September 2021 Minutes
2. Officer, Board & Committee Reports
3. President's Report
4. September/October 2021 Manager's Report

FOLLOW-UP BUSINESS

Compliance Walk-thru Update:

1. Gerard: We received in the manager's report where some of the compliance homes are. We need an open discussion on how we want to approach the satellite dishes. Some of the dishes are grandfathered in. We can send letters to them but our attorney cautioned that we can't litigate it since many were grandfathered in.
2. Gerard: Regarding 506 Georgetown, we have minutes from the Board at that time that the issue was brought up to the board but it was tabled. But there is a clause that if the Board doesn't respond in 30 days, then it is effectively approved. The homeowner was on the Board at the time, so there could have been a conflict of interest if they had voted. So that is where we stand with 506 Georgetown.
3. Bob: should I send a letter?
4. Gerard: There was one large a/c unit at that property but in the last month that unit was replaced.
5. Bob: I thought there were two previously and now there is one.
6. Gerard: I saw older/ larger previously. It appears to be a newer unit there now. So it appears that a change has been made recently. We should be able to address that.
7. Bob will follow-up.
8. Gerard: Was the notice sent to 503 Haverhill?
9. Bob: No notices have been sent yet.
10. Gerard: 510 Haverhill replaced their fence but they don't have the federation caps.

11. Bob: There is a line of different paint on that house that is visible. That needs to be touched up. The rear wall will be the first notice. The second notice will be for the federation caps.
12. Gerard: There are some neighbors without the federation caps that may be grandfathered in.
13. Gerard: 514 Haverhill is one of those satellite dishes... we could send up to a third notice... but for the most part they are grandfathered in.
14. Bob: One was removed
15. Gerard: Should I draft a letter saying they should remove it or move it out of sight?
16. Alison: If it's grandfathered in, let's not waste our time and energy.
17. Gerard: We need to be conscientious about any new homes installing satellite dishes incorrectly.
18. Sam: It doesn't fall under the fining committee?
19. Gerard: No. We have to keep a record of the addresses so we know when changes are made. I didn't really notice until Bob and I walked the property together.
20. Sam: If the house is sold, can the new owner keep the dish?
21. Gerard: According to the attorney, they can. It's grandfathered in. There are bigger fish. I'd rather focus on getting the fences and walls painted.
22. Gerard: 1102 Kensington - yes, it does need painting one consistent color.
23. Gerard: 1106 Kensington - I was told the homeowner needs the roof repaired. If they clean it, it could make the repairs worse. 1106 received a final notice and it went to litigation. Then they started cleaning their roof. Everything I heard is hearsay; therefore we need to continue litigation and hear from the homeowner.
24. Gerard: 1204 Roxbury still has two crape myrtles. That one got a final notice too. Do we go for litigation too? It's been almost a year and the crape myrtles are still present.
25. Alison: For consistency sake, if it's something that needs to be done, then let's do it. Let's proceed to arbitration.
26. Gerard: The messaging should emphasize the cost of arbitration versus the cost of fixing it. We know they are going to lose.
27. Gerard: anything with satellite dishes, let's make a list, and grandfather them in. Then monitor if any more arise.

Delinquency Late Fee & Delinquent Property Follow-up:

1. JP: I move to fully implement Article V, Section 7 of the Declaration of Covenants and Conditions and commence a 10% late fee administration charge to begin December, 2021 with the Lot Owners being notified in this month's October Proposed Budget mailing. Lot owners trying to begin the payment process are allowed a 60 day grace period." Sam seconded. All in favor.
2. Sam: We are 2-3 years late on doing this anyway.
3. Alison: In terms of timing, December seems reasonable. But how are we going to define new lot owners?
4. Gerard: I'm open to starting in the new year with a new budget and new fees. The HOA is actually paying when lot owners are late. We spent more than \$164 already this year. At times, the communication between the Manager and new lot owners can be cumbersome when waiting for coupon books and setting up their account.
5. Alison: Can we say after 90-days,

6. Bob: Usually in January we don't do late fees because of new coupon books. With new accounts pick a 30 or 60 days grace period. If the homeowner requests, the BOD can always review that and waive the fees for new lot owners or when coupon book issues arise.
7. Gerard: restate the motion as, "Fully implement Article V, Section 7 of the Declaration of Covenants and Conditions and commence a 10% late fee administration charge to begin December, 2021 with the Lot Owners being notified in this month's October Proposed Budget mailing. Lot owners trying to begin the payment process are allowed a 60 day grace period."
8. Gerard: follow-up with the 406 Georgetown delinquent property that is past 90 days.... Can we send them a letter from our attorney saying they are delinquent.
9. Bob: Yes, I would turn it over to legal for pre-lien. I'll check with Jennifer to verify if the first notice was already sent out. If it was, we proceed with the attorney.
10. Gerard: that same homeowner previously got to \$4k before the legal proceeding started. We don't want that to happen.

Interior Walls Resolution:

1. Alison: I motion, "Whereas the Georgetown East Association's Declaration of Covenants and Conditions, Article V, Section 2 states, "the assessments levied by the Association shall be used exclusively to promote the recreation, health, safety and welfare of the residents of the Properties and for the improvement, management, operation and maintenance of the Common Areas, decorative identification sign(s), landscaped buffers existing now or in the future, the Roadways and paved areas held by the Association, and such emergency repairs as the Association shall deem necessary." and;
Whereas the Board of Directors of Georgetown East Association, Inc. passed a July 16, 2013 Resolution (see attached) in conflict with Article V, Section 2 of the Association's Declaration of Covenants and Conditions, i.e., approving the use of Homeowner Association funds for the cleaning, painting and replacement (if needed) of the interior wall(s) located on a member's private property, and;
Whereas the Georgetown East Association's Bylaws Article IX states, "Robert's Rules of Order (latest edition) shall govern the conduct of corporate proceedings when not in conflict with the Articles of Incorporation and By-Laws of the Corporation or with the Statutes of Florida", and;
Whereas Robert's Rule of Order, Section 10 paragraph 35 (newly revised, 11th edition, 2013) states, "no motion is in order that conflicts with the corporate charter, bylaws, or other rules of the organization," and is therefore null and void.
Resolved, That the July 16, 2013 Resolution passed by the Georgetown East Association, Inc. Board of Directors was and is null and void."
2. Gerard seconds the resolution. All in favor with Sam abstaining.
3. Sam: I will abstain from the vote because two of my properties were included.
4. Gerard: I move, That the Georgetown East HOA will pay for fifty (50%) percent of the repairs, painting and/or replacement of walls (stucco on wood or stucco on cinder block) which overlap with HOA Common Areas and Lots within Georgetown East. Lot Owners must provide a property survey, utilizing the Plat of Georgetown East, and clearly proving the wall does overlap. The HOA will only pay for repairs and painting for the overlapping section of the wall that faces the HOA Common Area. The Lot Owner is responsible for the interior portion of the wall facing

their Lot. The HOA will require three (3) bids, two from the Lot Owner and one from the HOA. Once the bids are received the Board of Directors will select a contractor.

5. Alison: I second. All in favor with Sam abstaining.

Voting Member Update:

1. Gerard: At the last meeting we voted to send out a "Certificate of Appointment of Voting Member" to 26 homes that were identified. Letters were sent. So far we have received 11 back. Do we want to send another letters to the others? Of the 11, they were Trusts. But for some of the rentals that are LLC, we don't really know who the voting member is.
2. Sam: the letter was very clear about returning by October 31st. If we send a second notice, what will be the deadline?
3. Gerard: Our attorney said even up to the date of the election they can notify us. We cannot keep someone from voting.
4. JP: The LLC should be registered on SunBiz and the officers of the company should have contact information.
5. Bob: We can look that up.
6. Gerard: Ok, we will send out another notice, especially to the LLCs.
7. Bob: if they show up at the meeting with the actual form, we need to know who we are dealing with because anyone could show up with that form.

Approval of 1105 Kensington Court Driveway:

1. Gerard: Yesterday Sam found out some information for us. Anyone that wants a new driveway with pavers will get sidewalk requirements from the City engineering department.
2. Sam: The City says all sidewalks that go across a driveway have to have a 2% slope and they may require one or two panels adjacent to the driveway do the same. The contractors can do this but the one they did at Looks horrible. The city will not sign off on the permit if we don't do it.
3. Bob: ADA has no jurisdiction. The City has these rules. The concern is legal culpability if someone falls.
4. Gerard: Do we want that legal opinion before we approve 1105 Kensington? The homeowner has received contact from the City. They told the homeowner to redo it.
5. Bob: Were they given a fine? Otherwise, I'd say let's have the attorney give us counsel. Steve should be able to give us an answer within a week.
6. Gerard: I move to have Bob and team contact our attorney and get an legal opinion on 1105 Kensington and City of Safety Harbors sidewalk code requirements. Alison seconds.
7. Sam: How this comes out could increase the estimated cost of having these driveways put in. I'd be curious about the liability if we don't do it. If we don't do it, will they not sign off on the permit the contractor has to get?
8. Gerard: We need to hear from the attorney. 513 Haverhill also sent a letter to the City. Our community already has established pavers. It applies even for cement replacement.
9. The motion passes with all in favor.

NEW BUSINESS

2022 Budget:

1. JP, I move to approve the proposed 2022 budget so we can offer it in the November budget meeting for approval. Sam seconded. All in favor.

Non-Compliance Letter(s) and Fining Policy:

1. Gerard: The Board is moving forward with our non-compliance letters and having them reflect new administrative charges. I've been slow in getting the letter ready for mailing. By the next meeting we will definitely be voting on the letters and policy.

Website Contact Forms:

1. Sheila has worked with the webmaster to refine the form
2. We are finding that people are are marking "Other"
3. Alison: a statement telling them to check the box in front of the area of interest.
4. Bob: I'll speak with Mike about eliminating the "check the box" because people aren't realizing they need to do that to enable the dropdown.
5. Gerard: selection of a file is limited. Can't be GIF and most cell phone photos are too large for uploading the document. That's created frustration for people.
6. Bob: we will have them indicate which file types and sizes are appropriate.

General Questions & Comments from Residents – 3 Minutes per Resident:

1. Roy and Kay: we've selected a very good attorney in this area.
2. Ann-Marie: Are we no longer addressing cleaning of the driveways?
 - a. Gerard: The driveways are personal property. In the past, the BOD should not have done that because it's personal property. Our Exclusivity Clause constrains us to only use HOA dollars for common area projects. We can do sidewalks and gutters but not the driveways.
 - b. Ann-Marie: Why aren't we receiving emails for the meetings?
 - c. Gerard: Not everyone has an email address. Because not everyone has an email we use the Bulletin Board's to post notices required by law. I try to post the meetings on our FB page.
3. Roof: Thank you to all the volunteers on the HOA. Unfortunately, my mother passed away. Thank you Lois for your comments.
 - a. Lois: I'm so sorry to hear that.
4. Donna (1105 Kensington) - I went to the web site this evening but couldn't find a link to the meeting tonight.
 - a. Gerard: Go to the Community Information Page - Bulletin Board Updates:

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