

Georgetown East HOA
BOARD OF DIRECTOR MEETING
October 11th, 2022 – 6:30 PM
Meeting Minutes

Call To Order

Meeting called to order by Dan at 6:30 pm. Meeting was held at Ameri-Tech Community Management at 24701 US Highway 19 North, Suite 102 in Clearwater, FL, and via Zoom. Roth Block, Victoria Romero Lara, Jane Rakestraw, and Property Manager Amber Massotto were present in person, and Alan Douglass was present on Zoom and then in person. Homeowners Janice Brown and Patricia Treib also attended. Dan Kistel was present by phone call in. Secretary Gerard Brebiescas was not present, and Zoom recording was not available to reference for meeting minutes.

Certify Quorum Of The Board

There is a quorum of the Board, with 5 of 6 directors present.

Approval Of Consent Agenda

Certify Proof of Notice - Notice was posted by Gerard Brebiescas.

September 13th, 2022 Board Of Director meeting minutes approved.

Manager's Report Approved – See Following Notes Read During Manager's Report -

Meetings: Budget meeting has been scheduled for November 8th in conjunction with the monthly Board of Directors meeting. Informational meeting for proposed document amendments has been scheduled for November 15th.

Mailing: Mailing to go out this week including the proposed 2023 budget, proposed document amendments, proxy for December voting on document amendments, and letter from the Board of Directors explaining the proposed changes.

Insurance Policy - Property Coverage: Per a conversation with Roth and Victoria at the budget workshop, we confirmed with the insurance agent that the property portion of the insurance policy insures the following – the perimeter wall, signage, and mail kiosks.

Water Usage / Sprinkler Timers / Electrical: When MuGrow went to the property to inspect the sprinkler timers per our request, they found that there was no power going to 2 of the timers. We had an electrician inspect and he has quoted \$450 to repair / replace these outlets and bring them up to code. We also found that at least 1 (possibly 2) of the timers appears to be inoperable. After we get the electrical repaired, we can have MuGrow inspect the timers once again and give us an estimate to replace timer(s) as needed. When the timers are all operable, we can have them inspected and set to the minimum times that will provide ample water to keep the vegetation

healthy. We also found that 1 timer does not appear to have a rain sensor present. This will be part of the repair. Once this is all completed, we hope to see a decrease in the water usage and consequently the cost of the bill.

Outstanding compliance issues:

1102 Kensington Ct.: Repair wall, escalated to second level. Not completed, however homeowner contacted us to let us know that they are in the process of getting fence quotes.

504 Westborough Ln.: Clean roof, repair fascia & gutters, repaint house, escalated to third level. Not completed.

503 Haverhill Ln.: Homeowner cleaned most of the ferns from the roof, however there was 1 small one remaining. Sent a new 1st notice. Not completed.

· Property walk was done on 10/7 and a list of wall / fence violations was compiled.

Erosion Repairs: The repair at the Roxbury pond is scheduled for early November. As soon as we have an exact date, we will notify the Board. Marshall Street pond repair to be scheduled at a later date per our discussion.

Light Pole Repair: A repair request was submitted for the light at 510 Westborough Ln. This has been completed.

Collections:

406 Georgetown Place - 90 days late - Will send to attorney this month if payment is not received.

516 Georgetown Place - was sent a new balance due letter on 9/21. Homeowner contacted attorney's office stating balance was paid, so they are preparing a verification of debt letter and a lien will be filed if full balance is not received.

1307 Roxbury Dr - 90 days late - Will send to attorney this month if payment is not received.

513 Westborough – lien was filed. Foreclosure can be filed after 11/8/2022.

Treasurer's Report

Year to date financials are still showing an overage, however this should level out as the year ends since many larger and one time expenses have already been incurred.

Follow-Up Business

1. Resident Comments On A Specific Item – Homeowner voiced their concern over potential dispute or non-cooperation from neighbors in cost sharing for the replacement of walls and fences. This was acknowledged by the board. They were informed that a walls and fences task force is being formed to address these issues as well as other non-compliance issues having to do with walls and fences.
2. Board Vacancy – Motion to appoint Pamela Bell to the empty board seat by Victoria, second by Dan. All in favor.

3. Aging/Delinquency Report – Liens filed on previously mentioned properties.
4. Non-Compliance Letters Update – Amber to contact the property management company for the violations at 504 Westborough. Escalate others.
5. Sprinkler / Electrical repair Update – Repairs needed to the power source / outlets at 2 of the 3 sprinkler timer stations. Have a quote for \$450. Amber to get 2nd quote from Arc and Sparc electrician per Roth's recommendation and use the least expensive of the 2. Job is approved at \$450 or less.
6. Clearwater Towing Service Update – Amber to email all board members paper towing warning tags to print and begin using.
7. Walls and Fences Task Force Update – Roth, Victoria, Dan, and Amber to walk the property with violation list and determine the next steps.

New Business

1. Resident Comments – None.
2. 2023 Proposed Budget – approved for mailing.
3. Hurricane Preparedness / Debris Removal – Amber to review governing documents and statute for information on board permissions and transfer of power for decision making in the event of an emergency, specifically in the absence of the president.

Adjourn Meeting

Motion to adjourn meeting by Roth, second by Victoria. All in favor.