

Georgetown East Association, Inc.

July 11, 2023 - Board Meeting

Meeting Minutes

Board Members: Present at Ameritech Offices - Dan Kistel, Diana Tischendorf, Alan "Roof" Douglas, Victoria Romero Lara, Pamela Bell. Present by Zoom – Roth Block.

Ameri-Tech Property Manager Present: Bob Kelly

Call to Order: Dan Kistel called meeting to order 6:30pm. A quorum was established with 5 of Directors present. Proof of Notice was posted on two neighborhood bulletin boards June 9, 2023, 3pm ET by Dan Kistel, in accordance with Association Bi Laws.

Consent agenda Approval: Dan motioned to have consent agenda/packet approved, Victoria seconded. All in favor

- a. May 2023 Meeting Minutes approved, Dan motion, Victoria seconded, All in favor.
- b. Committee Reports - Treasurer
- c. Architectural Standard Report – ASC Charter, Paint Colors Policy and update
- d. Manager's Report – Presented by Bobby Kelly

Treasurers Report: Presented by Roth Block. Operating and Reserve Balance ahead from past. Delinquencies lowest they've been. No substantial changes.

Resident Issues:

Landscaping Issue - Input from Jane Rakestraw: 8 months now trimming around stakes. Proposing some notification in advance of Trims. And 3 signs (3 languages) for residents to post in yards; Mugrow to replant and reimburse \$50 for bougainvillea of Jane's they killed. Meeting proposed w/ Mike, Dan, Foreman and Victoria to set rules around the issue; Bob/Angela to facilitate. Victoria (as Spanish Speaker) proposed being an onsite communicator.

Input from Carol Smith at 508 Georgetown Place. -Re: Homeowner Violation letter on extra kitchen for rentals. No extra door or oven, so resident using as loophole to get around. However, it is now in violation on newest amendments passed on No partial rent out. It is being addressed. Is an immediate test of new amendment. Gerard proposed to have Angela speak w/ City of Safety Harbor Paul Busseg regarding code enforcement.

-Situation update w/ Roof's roof litigation and maintaining it over transition to keep up w/ condition.

-Political signs in yards and enforcing bi laws

-Habitual cars parking on street and sentiment on towing. Dan facilitating meeting w/ tow truck co. to review approach.

Manager Report Out

-Roof Cleaning Inspections - 7 out of 13 homes cleaned their roofs based on cleaning notifications. Now 6 left to clean.

-Violation spreadsheet clean-up tracking notices. In process when Angela gets back. Sometime before end of July will go through neighborhood and clean up status on violations. Advise on any suspect of rentals.

-Storm drain (E) \$480. Motion for repair SV Handyman Services. Roof motion, Dan seconded, all in favor.

Follow-up Business

-New Directory – Victoria and Gerard assisted Angela. Have a proposal to print it \$275, but does not include adv offset. Committed to giving to them in format they require – Victoria to provide in format. Candidate for page: Greg Brewer at Benjamin Moore, Pressure Washer. Set pricing at \$75 half page, \$125 Full Page. Limit to 4 pages. Dan motion to approve quote not to exceed \$300, Pamela 2nd., All in Favor. 1st come 1st serve on adds that get included.

-Reimbursement of resident Wall Repair \$5000. Dans motioned to reimburse homeowners, Pam seconded, All in favor. Roth also commented they used cinder block, which is better quality..

-MuGrow quote on Crepe Myrtles – City Arborist indicated Crepe Myrtless would be a good choice. Spacing between sidewalk and street so mindful of roots, trimming. Pamela brought up, Why do we even have to plant something there? Also, a Wax Myrtle preferred which is shapable. Board will postpone decision until Fall, which is better time for tree planting.

-Contractor for Exterior Walls; Repair patch paint– Boyd referral (confirmed Roof was able to reach Boyd on other number). Will include Beacon and Marshall. Kensington Wall not part of Exterior wall and resident received notice. Also, asked for a copy of survey to make sure not an HOA Wall. 2nd notice to go out to Kensington resident. Dan to stop by personally to inquire for follow-up. Next step would be fining process. HOA handles repair and becomes a lien. 30-day just elapsed. 14- days later, can begin fining process.

-Pamela brought up 1104 Dartmouth Wall and also the Airbnb status. Dan confirmed Airbnb website came down. Still being addressed-- In progress.

Architectural Standards Committee Report Out –

- Gerard; covered ASC Charter--guiding principals. As a whole vs individual gains and can be provided in response to resident requests on ASC' policy.. Diana motioned to approve with 4 yah, 1 nay by Roof. -
-Jane Rakestraw presented background on 2019 project updating the colors.

-Color Pallet Review covered by Gerard for new options and to help with reduction of duplicate beige and light trim colors. Could not come to decision at Board Meeting. Dan proposed that Gerard conduct a separate color review gathering where board members are invited to join prior to next board meeting so consensus can be made among the ASC and interested Board Members. Color agreement to be solved prior to next Board Meeting and re-presented for vote.

-Draft on Exterior Home Color Policy. To be reviewed by board prior to next board meeting.

Follow-up Business Continued....

Letters from Westies – Initial letter went to Dan and then by Westies to other Board Members. Roof responded to the Westies' letter. Re: questioning of the Fence at Gerard's house from Feb 27 2018 that had architectural ground changes with movement of the fence. Building Department had issued a permit and city of SF entered an easement agreement. Notice of commencement done, permit put up, survey showing property lines, old/new fence. Board to put the word out that there should be no more correspondence from Westies. The Westies cannot be taken seriously, since there is no name/(s) and signatures attached. Putting Westies matter to bed.

Garage Sale – Dan to get with Rose. Still targeting for October

Adjournment

Next meeting will be August 8th at Ameritech. Will include vote on Paint Colors for approval.

8:22pm a motion by Dan was made to adjourn, Pam Seconded, all in favor.