

Georgetown East Association, Inc.
November 14, 2023, Budget Meeting

Board Members Present: Victoria Romero, Alan "Roof" Douglas, Diana Tischendorf, Dan Kistel, Pamela Bell absent,

Ameritech Property Manager Present: Angela Johnson

Call to Order: Dan Kistel called meeting to order at 6:40 pm. A quorum was established with 4 of 5 Directors present.

Proof of Notice was posted on to neighborhood bulletin boards, Sunday at Noon, November 12, by Dan Kistel in accordance with Association Bi-Laws.

Budget Meeting:

5910 Audit Tax Portion of Budget- 40 of 43 Homeowners approved Yes to waive annual financials; majority vote of proxies passed. Waiver of 5910 passed.

New Proposed Budget for 2024 presented with increase from \$150/month per homeowner to \$165/month per homeowner.

Victoria made motion to approve 2024 budget; Diana seconded, Any discussion by board – None. Any discussions by Residents – Yes

Discussion by Residents:

Roxberry resident, Bob Bernard, questioned semi-annual meetings at \$2,500. Roth confirmed, it's what is used on the GL coding but covers budget on social events. Discussed changing the wording to social events. Bob suggested a Social Committee as an extra for those who contribute. Clarified that bulk of the budget on this going to Christmas party and Fall Party, both which have a high neighborhood turnout. Bob also questioned Wall Reserve at \$64K, and if that is really enough? Can apply some from deferred? Roth noted we can take some from deferred for immediate expenses and leave the wall amount as is. There was agreement on this.

Roth covered expenses and why the need for the increase. One of the primary factors is Insurance Cost Increases. Also, the need for keeping more in reserves to cover walls and trees. The Operating balance dropped from \$136K to \$96K. There was a \$40K depletion. An increase will allow us to cover budgeted costs while preserving a surplus.

Victoria motioned to pass the new budget at \$165/month HOA Fees; Roof seconded. All present in favor of 2024 Budget. Board passed by 4 out of 5 board members (Pamela Bell not present).

6:54 adjourned budget meeting

Georgetown East Association, Inc.
November 14, 2023, Board Meeting

Board Members Present: Victoria Romero, Alan "Roof" Douglas, Diana Tischendorf, Dan Kistel, Pamela Bell absent,

Ameritech Property Manager Present: Angela Johnson

Call to Order: Dan Kistel called meeting to order at 6:57 pm. A quorum was established with 4 of 5 Directors present.

Proof of Notice was posted on to neighborhood bulletin boards, Sunday at Noon, November 12, by Dan Kistel in accordance with Association Bi-Laws.

6:57 Dan called November Meeting to order; Confirmed a quorum 4/5 board members.

Consent Agenda Approval; Motion by Dan to approve Consent Agenda; recommended it's covered in Sections; Victoria made motion to approve minutes and architectural standards report. Manager's Report will cycle through agenda.

- a. Meeting Minutes October 10; Motion to approve by Victoria, Dan seconded, all present in favor – certified the minutes.
- b. Committee Reports – Architectural Standards
Review of Activity Report – Sept. 11 – Oct. 9, three submissions in progress
Directory Status: Info collected now on all but seven folks for Directory. Gerard Bribiescas recommended we do the seven with just basic contact name and address. Agreed by board.
- c. Manager's Report – Angela Johnson; Violations cleared, nothing new. Has been pretty quiet on any changes.

Treasurer's Report – Roth attended and covered Financials. Close to where we thought we'd be for the year. Projection for full year \$505 over budget for the year. Total assets \$274K. Delinquencies pretty clean with only one 90+ days over.

Follow-up Business –

1. **Resident Comments On a Specific Follow-up Business (3 min per resident):** None
2. **Wall Engineering Design** – Dan spoke with contractor from Specialty Builders on Engineering Design. Expected to take approximately six weeks. Had previously approved to keep the engineering drawing cost under \$3,000.
3. **3 Quotes for each Type of Wall (Block and Stucco on Wood)** – Still in progress. Waiting on Stucco on Wood Engineering drawing which was approved in last meeting for budget up to \$3,000.
4. **Fountain /Cost of new Heads** – New Fountain purchased and installed for Pond B -Westborough Lane. Discussion among the board on the Nozzle. Approved at \$6300 and came in a little under at \$6100. It would be \$438 for Crown Nozzle, similar to what Pond A has. After discussion, this would be the preferred look by Pamela Bell (not present) and other board members and would be more uniform look with Pond A. Also, confirmed GTE was approved for \$5,000 in grant money from City of Safety Harbor for the Fountain Project. Roof made a motion to upgrade to the Crown Nozzle, Victoria seconded, All in favor on Crown Nozzle. 3 of 4 present in favor. Passed.
5. **Sidewalk Repair** – Was already approved Oct. Board Meeting. Repair scheduled to take place in next 2 weeks.
6. **Review Violations and Escalations** – Discussed Sam being part of Compliance "Fining" Committee. 2 Violations in possible fine situation. Airbnb Wall situation (Dartmouth) and Room for Rent (Georgetown). Plus, Room for Rent Wall has need of repair status.
7. **Roxbury Front Yard Landscape Resolution** – Review on request post modification from 3 rows to 2 rows. No further changes proposed by the Bernards, and they are requesting approval post modification to 2 rows as is. The functionality/utility of pavers were discussed by Dan and Victoria (post property visit by them) and how these pavers are actually holding back the ground and avoiding damage to underground cable wiring. Diana discussed the change to two rows and how it's now somewhat subjective on whether this fits into a structural change vs a matter of

taste on landscaping. Willingness by board to approve as is with latest changes. Victoria motioned to accept submitted updates from Bob at 2 rows. Dan seconded. Passed by board members present, 3 out of 5 in favor.

New Business

- 1. General Questions and Comments from Residents** on a specific follow-up business item; 3 minutes per resident. Residents should sign up before the meeting begins.
- 2. Perimeter Wall Paint Quotes** – Beacon sealed/painted. Marshall side wall paint could get another year's life out of it if we eliminated any water intrusion. Discussed getting 2 quotes using colors: Georgetown Beige with color approved for pilings.
- 3. Reason for no audit in 2022** – Waived the financials and avoided \$5K expense.
- 4. 2024 Board Member Solicitation** – Possible candidates: Reach out to Leo; Tom on Roxberry side who might be good Board Member; Mary Gamble. Specific approval and Board Request Form. Email blast and on bulletin boards for intent to be Board Member. Possibly promote less meetings per year.
- 5. No December Meeting due to the Holidays.** Motion by Victoria to skip December Meeting, Roof seconded, all in favor; passed.
- 6. Front Yard Landscaping Parameters**– Purpose to eliminate gray areas with landscaping changes that could become ambiguous like Bob's situation. Bob suggested we define things better. Victoria thanked Bob Bernard for this input and also his patience as the board worked through resolution on his property modification.

Happy Holidays to all attending...

Meeting Adjournment: 7:50 Diana motioned to adjourn, Victoria Seconded, all in favor. Meeting adjourned.

Architectural Standards Committee Georgetown East HOA

Activity Report from November 10th, 2023 to January 7th, 2024

514	Westborough Lane	Lot #105	Replace All Windows	APPROVED
400	Westborough Lane	Lot #48	Exterior House Color Change: B-Stonington Gray, T-Acadia White, D-No Change (Wood Stain)	APPROVED
501	Haverhill Lane	Lot #97	Replace Roof Slate Style Roof with Light Gray Spanish Style and replace 3 Sky Lights	APPROVED
1214	Roxbury Drive	Lot #18	Replace Shingle Roof with Timberline Color: Driftwood Shingles	APPROVED

Respectfully submitted,

GJB

Gerard Bribiescas, chair
Architectural Standards Committee
Georgetown East HOA

	2023 Budget	2023 YTD Budget	2023 YTD Actual	YTD Variance	Full Year Forecast	Full Year Variance
Income	\$192,600	\$192,600.00	\$197,252.10	\$ 4,652.10	\$ 197,252.10	\$ 4,652.10
Unit Late Fees	\$0	-	\$724.12	\$ 724.12	\$ 724.12	\$ 724.12
Prior Years Surplus	\$17,486	\$17,486.00	0.00	\$ 0.00	\$ 17,486.00	\$ 0.00
Interest Income	\$0	-	\$11.16	\$ 11.16	\$ 11.16	\$ 11.16
Other Income	\$0	-	\$1,483.32	\$ 1,483.32	\$ 1,483.32	\$ 1,483.32
TOTAL INCOME	\$ 210,086	\$210,086.00	\$216,956.70	\$6,870.70	\$216,956.70	\$6,870.70
Net of Surplus	\$ 192,600	\$192,600.00	\$199,470.70	\$6,870.70	\$199,470.70	\$6,870.70
General Administrative	\$4,000	\$3,999.96	\$4,619.69	\$619.73	\$4,619.69	\$619.69
Website	\$595	\$594.96	\$595.00	\$0.04	\$595.00	
Storage & Meeting Room Costs	\$360	\$360.00	\$270.00	\$90.00	\$270.00	\$90.00
Coupon/Lock Box	\$910	\$909.96	\$909.50	\$0.46	\$909.50	
Semi- Annual Meetings	\$0	\$0.00	\$2,122.47	\$2,122.47	\$2,122.47	\$2,122.47
Insurance Premiums	\$9,422	\$9,422.04	\$10,651.70	\$1,229.66	\$10,651.70	\$1,229.70
Grounds & Landscaping - Contract	\$75,876	\$75,876.00	\$76,212.50	\$336.50	\$76,212.50	\$336.50
Mulch	\$13,886	\$13,886.04	\$14,000.00	\$113.96	\$14,000.00	\$114.00
Trees & Landscape Improvements	\$10,000	\$9,999.96	\$14,689.50	\$4,689.54	\$14,689.50	\$4,689.50
Irrigation Repair & Maintenance	\$1,000	\$999.96	\$634.73	\$365.23	\$634.73	\$365.27
FL State Annual Filing Fees	\$608	\$608.04	\$80.00	\$528.04	\$80.00	\$528.00
Management Fee	\$13,200	\$13,200.00	\$13,200.00	\$0.00	\$13,200.00	\$0.00
Legal & Professional Fees	\$5,000	\$5,000.04	\$6,941.77	\$1,941.73	\$6,941.77	\$1,941.77
Audit & Tax Services	\$425	\$425.04	\$400.00	\$25.04	\$400.00	\$25.00
Common Areas Repair & Maintenance	\$5,000	\$5,000.04	\$3,458.93	\$1,541.11	\$3,458.93	\$1,541.07
Lake Maintenance	\$2,000	\$2,000.04	\$3,987.50	\$1,987.46	\$3,987.50	\$1,987.50
Electric	\$15,200	\$15,200.04	\$14,383.87	\$816.17	\$14,383.87	\$816.13
Water/Sewer	\$5,000	\$5,000.04	\$3,447.00	\$1,553.04	\$3,447.00	\$1,553.00
Total Expenses	\$162,482	\$162,482.16	\$170,604.16	\$8,122.00	\$170,604.16	\$8,122.66
Reserves	\$47,604	\$47,604.00	\$47,604.00	\$0.00	\$47,604.00	\$0.00
Total Expenses and Reserves	\$210,086.00	\$210,086.16	\$218,208.16	\$8,122.00	\$218,208.16	\$16,245.32
Net Income	\$0.00	\$0.16	\$1,251.46	\$	(1,251.46)	
Less Surplus from prior year			\$18,737.46		\$18,737.46	
Operating Balance		\$94,239.73				
Reserve Balance		\$182,567.70				
Delinquencies		\$2,775.78	\$1,006.18	Over 90 days old	2 Home Owner	
Total Assets		\$279,583.21	\$15,000	Over 60 days old		
			\$0.00	Legal Fees		