

Georgetown East Association, Inc.

October 10, 2023

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

Ameritech Property Manager Present: Angela Johnson 8150

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

Proof of Notice was posted on to neighborhood bulletin boards, Saturday morning, October 7, by Dan Kristel in accordance with Association Bi-Laws.

Consent Agenda Approval; Motion by Dan to approve Consent Agenda; seconded by Roof, all in favor.

- a. Meeting Minutes September 12; Motion to approve by Pamela Bell, Victoria seconded, and passed.
- b. Committee Reports – Architectural Standards
Request for New Windows on 407 Westborough, 7 out of 11 Windows. Pamela motioned to approve, Diana seconded, all in favor, passed. 1210 Roxberry- status on modifications and changes. Dan shared a recap on Mary Gamble's comments and also provided some history on how this developed into a board denial. The violation next steps were postponed and tabled until board reaches agreement by next meeting. Released Gerard of his role in any modification draft for vote.
- c. Manager's Report – Angela Johnson; Violations cleared, nothing new. Has been pretty quiet on any changes.

Treasurer's Report – Roth attended by Zoom. Currently at \$157K ytd and right on budget at \$157K. Total expenses and revenue is \$5800 over. Using surplus from last year, will expect to come in right at budget. Budgeting \$200 for block party on Oct. 28th and another \$2000 of Xmas party. Expected to be \$1200 over budget on Insurance, and Legal over \$1200 on what's been budgeted. However, \$2400 under on Maintenance. Operating balance \$97K. YTD Treasurer's Report is in attachments which shows month to month where we are at.

Follow-up Business –

1. Resident Comments:

1210 Roxberry neighbor addressed controversy on landscaping of her next-door neighbor. Pointed out her dog can easily walk over the edging, so she doesn't consider it a wall. Understands it is a subjective opinion. Feels the Bernard's are being singled out and harassed unfairly. She is happy with the enhancements and changes they've made to date. Feels they are a wonderful neighbor with tasteful property upgrades. She is saddened by the way her neighbors have been treated.

2. **Revised Sidewalk Replacement Bids** – Updated \$3655 quote for only removing 25' of sidewalk vs other proposal at 43'. 25' included root grinding. Motion by Roof to go with the \$3,655K quote, Pamela seconded, all in favor, passed.
3. **Engineering Proposals on Wall Replacement/Status** – Initially there was a \$6k per drawing stucco on wood quote. Dan would like to have a motion to approve up to \$3K to get an engineer drawing stucco on wood permissible. Victoria motioned on the up to \$3K, Pamela seconded, all in favor, passed.
4. **Fountain Update** – Approved at \$6300 and came in at \$6100. Paid half to vendor already. Dan still will do some follow-up on nozzle. Expected vote on nozzle type.
5. **Subleasing Update** - Violation Notice to begin the process started over; then 30 days begin the fining process. Then question to address on whether we can evict the tenant in the house? TBD
6. **Draft Agreement between HOA on shared wall cost** – In progress.

7. **New Directory Update** – Plan to allocate one page for HOA Summary page; can remove additional advertising page if needed. Gerard still at 60%; has 7 volunteers to go door to door. Expected target date for Directory completion moved to year end.
8. **Garage Sale and Block Party Update** – On Garage Sale, at least 10 folks confirmed with block party to follow. Roth has placed posts for party on Facebook. Also, still on track for November 29 for Holiday Party. Rose involved in securing Stuffed Mushroom for the Holiday Party' catering, along with servers.

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. **Discussion with Attorney Update** – No new updates
3. **Planting 12 Crepe Myrtles** - Postpone decision on Crepe Myrtles until next Year.
4. **New Exterior Paint Books – Gerard confirmed with Benjamin Moore**
5. **Mailbox Flags** – 1 Roxberry mailbox has post failing. Table the mailbox decision on flags for another meeting.
6. **Budget Meeting Update** – Insurance expected to go up 40%. Budget has a \$24,000 shortfall. Options: Cut expenses or increase fees from \$150/month to \$168.91. Or, we dip into our Surplus of \$90,000 and take \$20K out for next year. Pam commented it makes sense to go with a 10% increase at \$165, so we are not running into trouble later down the road. Have been dipping into Surplus 2 years in a row. Board to vote on the 10% increase to \$165/month for 2024.

Meeting Adjournment: 7:52 Dan motioned to adjourn, Pamela seconded, all in favor. Meeting adjourned.

**Architectural Standards Committee
Georgetown East HOA**

Activity Report from October 10th to November 10th, 2023

407	Westborough Lane	Lot #44	3 rd Request and Contractor. Replace black 7 frames and windows with vinyl frames and clear, picture windows. 6 (2-first floor garage, 4-second floor) windows facing Westborough and 1-second floor, facing the ditch.	APPROVED
400	Westborough Lane	Lot #48	Exterior House Color Change: B-Horizon Gray, T-Cloud White, D-Newburyport Blue	APPROVED
514	Roxbury Drive	Lot #107	Exterior House Color Change: B-Northern Air, T-Super White / D-Chicago Blues	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	\$160,500.00	\$159,482.10	\$ (1,017.90)	\$ 191,582.10	\$ (1,017.90)
Unit Late Fees	\$0	-	\$604.12	\$ 604.12	\$ 604.12	\$ 604.12
Prior Years Surplus	\$17,486	\$14,571.67	\$14,571.67	\$ 0.00	\$ 17,486.00	\$ 0.00
Interest Income	\$0	-	\$9.38	\$ 9.38	\$ 9.38	\$ 9.38
Other Income	\$0	-	\$1,483.32	\$ 1,483.32	\$ 1,483.32	\$ 1,483.32
TOTAL INCOME	\$ 210,086	\$175,071.67	\$176,150.59	\$1,078.92	\$211,164.92	\$1,078.92
Net of Surplus	\$ 192,600	\$160,500.00	\$161,578.92	\$1,078.92	\$193,678.92	\$1,078.92
General Administrative	\$4,000	\$3,333.30	\$4,143.69	\$810.39	\$4,810.35	\$810.35
Website	\$595	\$495.80	\$595.00	\$99.20	\$595.00	
Storage & Meeting Room Costs	\$360	\$300.00	\$270.00	\$30.00	\$270.00	\$90.00
Coupon/Lock Box	\$910	\$758.30	\$909.50	\$151.20	\$909.50	
Semi- Annual Meetings	\$0	\$0.00	\$200.00	\$200.00	\$2,200.00	\$2,200.00
Insurance Premiums	\$9,422	\$7,851.70	\$10,651.70	\$2,800.00	\$10,651.70	\$1,229.70
Grounds & Landscaping - Contract	\$75,876	\$63,230.00	\$63,312.50	\$82.50	\$76,212.50	\$336.50
Mulch	\$13,886	\$11,571.70	\$14,000.00	\$2,428.30	\$14,000.00	\$114.00
Trees & Landscape Improvements	\$10,000	\$8,333.30	\$10,275.00	\$1,941.70	\$10,275.00	\$275.00
Irrigation Repair & Maintenance	\$1,000	\$833.30	\$195.00	\$638.30	\$361.66	\$638.34
FL State Annual Filing Fees	\$608	\$506.70	\$80.00	\$426.70	\$181.34	\$426.66
Management Fee	\$13,200	\$11,000.00	\$11,000.00	\$0.00	\$13,200.00	\$0.00
Legal & Professional Fees	\$5,000	\$4,166.70	\$5,891.77	\$1,725.07	\$6,725.11	\$1,725.11
Audit & Tax Services	\$425	\$354.20	\$400.00	\$45.80	\$400.00	\$25.00
Common Areas Repair & Maintenance	\$5,000	\$4,166.70	\$1,903.42	\$2,263.28	\$2,736.76	\$2,263.24
Lake Maintenance	\$2,000	\$1,666.70	\$927.50	\$739.20	\$1,260.84	\$739.16
Electric	\$15,200	\$12,666.70	\$11,980.04	\$686.66	\$14,513.38	\$686.62
Water/Sewer	\$5,000	\$4,166.70	\$2,919.49	\$1,247.21	\$3,752.83	\$1,247.17
Total Expenses	\$162,482	\$135,401.80	\$139,654.61	\$4,252.81	\$163,055.97	\$574.47
Reserves	\$47,604	\$39,670.00	\$39,670.00	\$0.00	\$47,604.00	\$0.00
Total Expenses and Reserves	\$210,086.00	\$175,071.80	\$179,324.61	\$4,252.81	\$210,659.97	\$1,148.94
Net Income	\$0.00	\$0.13	\$3,174.02	\$	\$ 504.95	
Less Surpluss from prior year			\$17,745.69		\$16,981.05	
Operating Balance		\$96,239.61				
Reserve Balance		\$175,328.88				
Delinquencies		\$2,356.18	\$901.18	Over 90 days old	1 Home Owner	
Total Assets		\$273,924.67	\$0.00	Over 60 days old		
			\$0.00	Legal Fees		