

Georgetown East Association, Inc.

July 21st, 2020 Board of Directors Meeting

Board Members via webinar: Gerard Bribiescas, Roth Block, Sam Gray, Marilyn Mabe, Linda Marshall, Lois Miller, Jean-Paul Antona

Ameri-Tech Community Management Present: David Fedash, LCAM

Gerard Bribiescas called the Board Meeting to order at 6:35 pm: A full quorum established with JP, Roth, Sam, Linda, Lois, Marilyn on the webinar. Proof of Notice was posted on July 18th on the message board in accordance with Florida statute.

Approval of May 2020 Meeting Minutes: No questions on the minutes. Lois motioned to approve. Roth seconded. All approved.

Treasurer's Report - Roth:

1. The email report included a historical table showing balances since 2018. Total assets in 2018 were \$352k and now \$256k.
2. The second historical table shows collections month-over-month since Dec 2018. We are little low in May. One person is 3 months late. One person is 2 months late. But relative to last year delinquencies are looking good.
3. YTD expenses are \$16k under budget
4. What categories are we under budget? We flat line tree work and insurance; the expense to come eventually. \$5k will be spent in August when we pay the insurance.

Report of Officers and Committees:

1. **Architectural Standards Committee - Sam:** Nine households were painted since May.
 - a. 1307 put up a fence including double gates without approval. The fence looks great, but we don't want to set a precedent. Sam proposes the fence approved but the gate should not be approved. Proposes a grace period of 6 months to a year to reduce it to one gate.
 - b. Gerard: the fence went up before the architectural committee could issue approval. So the Board needs to be involved. We will vote on two things: fence and gates. Can we allow them to keep the double gate for a while and use the estoppel process to revert?
 - c. Roth: The fence is fine. For the gate, worried they could park a vehicle in the back. It's different from a normal access wall. The neighbor's front door does not open right against that gate. We need to document why we would allow an exception if we approve it. The vinyl fence lifts right off.

- d. Lois: the gate looks really good. It blends in with the fence. Give them an opportunity to use the double-gate for a while.
 - e. Linda: Main concern is that because they did not wait to get approval. Feel pretty strongly to correct the gate so that it's compliant. It's not hard to replace a section of a fence to allow heavy equipment.
 - f. JP: They should have sought approval, but willing to define a policy to allow double-gates. We can explicitly define that storing vehicles and heavy equipment in backyards is not allowed, if that is our concern.
 - g. Marilyn: What is the reason they wanted a double gate? "So they can do extended work in their backyard." Feels they could remove a portion of the fence easily. Give them three months.
 - h. Marilyn makes a motion to give 1307 Roxbury two months to revert to a single standard 4 foot gate. Roth seconds. Gerard, Linda, Louis, and Sam approve. JP and Roth dissent. Motioned approved.
 - i. Sam motioned to approve the fence. Roth second. All in favor.
2. **Communication Committee - JP:** We did receive email contact info for all the new neighbors. Gradually accumulating multiple emails per household.
 3. **Grounds Maintenance & Contracts - Linda:** End of June they met with Laurose Landscaping. Our continuing arrangement allows us the option of 30 day notice. We are still receiving additional proposals from other landscape vendors. We have not concluded reviewing other vendors.
 - a. David to send an email to the vendors indicating we need more time to decide and review contracts.
 4. **New Member Welcome - Gerard:** President's report included a listing of the new members. Skip has also introduced herself to the new neighbors and given them the newsletter and Board member contact info.
 5. **Social Committee - Lois:** No activity on the Social Committee.
 - a. Gerard - we are celebrating our 35th anniversary as an HOA: can we do a social distancing social - a stroll through the neighborhood. Lois will meet with Cindy to discuss.

President's Report - Gerard: Email was sent. Gerard thanked Joe Mallozzi for the street sign project. Cost was \$1935 total.

1. Signage email blast was effective. All the signs were removed.
2. The City did not approve our Roxbury grant. The new Roxbury fountain plan is on hold.
3. Our pond maintenance with Solitude is up for renewal. Gerard is proposing to remain with Solitude.

Property Manager's Report - David: The report was provided via email.

1. Mitchell provided an \$5300 insurance quote. Increased \$600 YoY.
2. Roth received quotes from insurance for \$5700 versus the \$5300 by Mitchell.
3. Gerard motion to accept the \$5300 by Mitchell subject to if any lower bid comes in before the end of this week, as budgeted. Linda seconded. All in favor.

4. Pressure washing is done. Gerard - the sidewalk by Skip Meadows is green. Sam - that is iron in the water. David - sometimes it takes a few days to bleach out.
5. Dave is doing sod replacement. Gerard - Can Dave do Haverhill in front of Jane's house and 503 Haverhill too?
6. Mark's proposal for \$7000 to install rock. We will wait on a few more bids to make a decision.
7. David has called Solitude about the fountain repair but hasn't heard back yet. David feels like FL Aquatics is easier to get in touch with because he is a local guy. Solitude response time is longer whereas FL Aquatics seems more responsive.
8. Sam sent an email showing asphalt was bulging after street work but it has settled down.
9. Linda motioned to approve Manager's report. Lois seconded. All in favor.

Unfinished Business

Marshal Street Wall Update: Gerard thanked Joe for the thorough report. The Board will review it this month.

1. FPAT requested a copy when it was done as part of their reserve study, which was delivered.

Roxbury Canal/Ditch Update: Gerard has been in contact with Paul Buschee, City of Safety Harbor. David called Chad through Public Works to confirm. Chad doesn't want to meet with us. Still in progress.

Property Updates:

1. 515 Georgetown - do we want to make the repairs ourselves or go through litigation? We have had success with litigation in the past.
2. Sam asked if we know what they will do with that property. They do not respond to our requests.
3. David - if we use a licensed contractor like Lowe's, the risk for liability is small. In terms of action, that will give the quickest action.
4. Linda - We might be vulnerable if we order contractors to go in private property. The attorney's advice is to be cautious how we proceed. We may be able to get repairs done, but it could backfire.
5. Roth - We can repair the wall on the outside for the common area. Seal it on the outside. Let's proceed with that. An estoppel is only good when we sell. Proposal is to go to litigation and let the attorney's work it out.
6. Sam - Can we at least fix the crack in the wall, to get it started, and give them another notice?
7. The City of Safety Harbor has also sent notices to the owner in terms of the property vacancy.
8. The attorney has sent certified letters to them which have not received response.
9. Linda motions to pursue litigation against the owners of the property at 515 Georgetown relative to lack of maintenance of the property. Roth seconded. All in favor.

10. Note, going forward any discussion about the litigation will need to be in closed setting. We cannot discuss litigation in an open forum.
11. Sam motioned to move forward with getting an estimate to repair the outside portion of the wall. Roth seconded. All in favor. David will send the homeowner a letter that repairs to the outside wall shall proceed.

Pond Erosion Update: Solitude bid for \$35k just for Roxbury pond and recommend additional aquatic plantings. We want to do something for the banks. FL Aquatics \$5k for all three ponds.

1. The most successful techniques are situational.
2. Solitude did a massive replanting but they had prehistoric cat fish that burrow in the ground; we may not have that issue. Guessing it's just runoff in our case.
3. Kensington home is draining pool into Kensington pond.
4. The \$5k could come out of Operating without hitting reserves. We could do it out of stormwater and drainage.
5. Linda motions to proceed and accept the bid from FL Aquatic management to address the erosion for all three ponds for \$5k. Roth second. All in favor.

Fining Committee Update: Any volunteers are covered in our liability, including Garden Club volunteers.

Additional Signage: We do have money to address signage.

1. Alison has taken on the project for additional signage.
2. We would like
 - a. Something around the pond that says no swimming.
 - b. No fishing signs too
 - c. No parking signs
 - d. Towing sign.
3. David to contact Missy at Mailboxes.

New Business

Community Fences and Walls Study:

1. FYI, At the end of May, Ruthie asked to be reimbursed on the new fence she had installed that is facing the cul-de-sac.
2. Gerard is proposing that we do a study in lieu of the August meeting. Get surveys of properties that are bordering communal areas so we can have a more precise understanding. We should meet in groups of three to avoid Board requirements for a full meeting, which is harder to do in person during Covid. We don't want to be rushed in how we absorb and synthesize the information.
3. Concern about how long this issue has been pending. Suggests Board finally focus on this in August.
4. If Gerard gets the survey's back then the team can start in the beginning of August.

5. Lois - if we increased monthly fees we could worry less about who pays for what? The Board can increase the monthly dues by 10%. To do more than that, we need the community to vote.
6. We do have \$61k in Reserves for wall maintenance. So it's not like we are starting from scratch. Roth suggested we could move money from Operating into Reserves since we have excess.

August Meeting: We decided to move the August meeting to 25th of August to give the wall team slightly more time..

Questions and Comments From Residents

Residents joining via webinar: Ashley & Leo, Jim & Jill, Tom & Nancy, Steve and Kevin, Anne Marie..

1. Welcome to Ashley Westfall at 409 Georgetown Place.
2. Dan Thompson made a statement about his neighbors new fence. He looks at their gate everyday. The role of the HOA is to enhance the value of the community. The whole idea of the double-gate is to allow them to access the property to enhance the property. He likes Roth's idea that we make an exception. Their property is unique in that nobody is going to see the double-gate. He is asking the Board to reconsider the decision to revert to single gate and provide an exception.
3. Steve & Kevin - enjoyed the tremendous welcome from the community
4. Lynn expressed gratitude for the Board's efforts.
5. Gerard noted that attendance has been higher with the GoTo meetings relative to the onsite meetings at Ameri-Tech. For that reason, we may want to consider continuing GoTo meetings even once social distancing is over.

Motion to adjourn: 8:20 pm Lois motioned to adjourn. Seconded by Roth. All in favor.