

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, August 12, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Carol Feinberg, June Thompson and Mark Nicely (remote)
Quorum	Roll Call - Quorum established
Board Member Absentees	Andy Wright, Diana Tischendorf
Community Management Representative	Michael Diorio
Meeting - Called to Order/Adjourned	Call to Order – 6:31 pm Adjourned – 7:18 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tuesday, September 9 2025

† **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday, August 9th, at 5:00 pm by Karen Bartoszek in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

† **LAST MEETING MINUTES** – Motion by Carol to approve the July Meeting Minutes with minor edits, June seconded. All in favor. Meeting Minutes for July accepted.

† **OFFICER REPORTS** –

President's Report – Karent Bartoszek reviewed.

Karen is working on a Communication to the Community for Fall distribution. One thing we are waiting on is an update on the Marshall Street wall. Mark will be covering in his piece. It sounds like it will be positive progress, so we will be sure to include this. Once communication is printed, we will work together to get on everyone's door vs absorbing added mailing costs. Another item completed was renewing the insurance on August 1st. We came under budget on insurance. We had budgeted \$14.2K and came in at \$13.2K with some added coverage. Good news is our Insurance Agent also expects next year's premium to be lower. Sees it trending that way. Insurance rates are beginning to stabilize. Also, Reserve Study is underway. The organization we are working with is finalizing details with recent updates we provided. We should have this soon and in time for the upcoming budget workshop. That's it for the President's Report.

Treasurer's Report: Presented by Mark Nicely

For full year, we are \$127K ahead of budget. Much of this is due to the special assessment payments. As of the pull of this report, we have received \$81K in special assessment. This is after the second collection. Also contributing is legal fees coming in at about \$7.5k so far and pre-paid maintenance. Our total assets are at \$332K vs last month at \$275K. It's a little blow out of proportion due to the assessment collection but that will settle down as the payments for wall work are made. Our delinquencies are a bit high at \$26.8K and this represents 14 homeowners. Five of 14 are going on installment plans and two expected to go into lien.

Carol motioned to have the Treasurer's Report approved. June seconded the motion. All in favor. Treasurer's Report accepted.

Mark called out that there have been special assessment payments coming in after the 10-day grace period that would generate a late fee. Mark pointed out that a special assessment fee is something new to Community and to everyone. Mark made a motion to say that we waive the late fee for any assessment payments that were made late for July. June seconded the motion.

Discussion: Group discussed how the late fees on a late assessment collection should be applied. Karen mentioned these are treated just like maintenance fees and follow the 10-day grace period. In our documents. Group was mindful of not having appearance of penalizing homeowners who are making effort to pay in the month as it is working towards getting the wall project paid. Out of fairness to the homeowner and this unique circumstance, there should be some allowances on late fee waiver if they are making payment due in the month it's due.

Mark revised the motion. Mark made a motion to waive the late fee for the special assessment payment each month the payment is due if they pay within the month due. Carol seconded the motion. All in favor. Motion passed on waiver of assessment paid late in month it's due, if payment is made in the month due.

† **MANAGER'S REPORT – Covered** by Michael Diorio

Financials are sent out by 15th of the month. Michael echoed what Mark shared in the Treasurer's Report. Michael confirmed that the street signposts have been repaired. Michael also covered the grant program and has been in touch with City of Safety Harbor. We will want to submit our Beautification Grant request prior to end of year which would go towards next year's landscaping (would be a 50% payout of \$2500). We will also need an extension on this year's grant of \$5K (100% payout) due to waiting to go towards the wall painting once the Marshall Street wall is complete. Michael also mentioned that many violations were not getting into the CINQ system. So, several violations were missed being submitted. Jenn and Michael are working on getting these in CINQ and streamlining the process so it's a simple series of clicks in the future. Trash cans that are being left out was brought up as well, and a forthcoming reminder on this is in the works.

† **NEW BUSINESS –**

Karen confirmed Gerard's recent resignation and the open seat on the board this has left. We received Gerard's resignation last week. The board will be looking for someone to fill this spot through end of his term which would be through February. Karen made motion to accept Gerard's resignation. June seconded. All were in favor. Motion passed to accept Gerard's resignation from the board.

Safety Harbor Grant Program – Covered over Manager's Report

Budget Workshop Date and Task Force Invite. Established the date/time for the Budget Workshop. It will be held on Thursday, September 11th at 10:00am. Homeowners are welcome to join. Budget should then be drafted and ready for a vote at the October board meeting.

† **OLD BUSINESS –**

Hurricane Task Force and required standards. – Working on a few more tweaks to our Hurricane Standards. Working in tandem with Ameritech and It will mirror something similar to what Ameritech has established.

After some additional tweaks and updating, it should be ready for approval by our next board meeting in September.

† COMMITTEE REPORTS –

Architectural Standards Committee: Karen presented

No requests came in this Month.

Along with filling an open board seat till its February term end, we are actively seeking a Chair for the Architectural Standards Committee. We are looking for any Chair recommendation. Fred was suggested. Members to check with Fred. We will continue to socialize both openings in the Community. There will also be a new email address pending for the Architectural Standard's Chair. This will be communicated once new email is set up. The new ASC email will have impact on the Welcome Letter Packets as well.

Grounds Landscaping Committee- Karen covered

- Danny's Tree Service has completed the first round of tree' cleaning week of 21st, and they were back out last week for anything that was missing. They completed what was on the list. We are expecting some more trees to be identified by homeowners, so we will be having them come back out. We will be getting a bid for anything extra.
- Our Irrigation system is in need of a review and repair. There are several zones that are out, and the system has not had real maintenance since Larose in 2018. We will have Aquaflow come out and ask for two things. 1. What will it take to get the system up and running effectively and 2. What is the recommended maintenance and timing, i.e. right now we are quarterly. They had mentioned bi-monthly. Aquaflow will be providing us with two numbers for our budget.

Infrastructure Committee – Mark Nicely covered

- Wall Project Status – Mark provided update on the wall project. He has been in touch with Dave, the Project Manager we are using, who is working with Contractor and all the moving parts. Dave has confirmed that the permit was generated. Clyde's will be ready to move forward. We are just waiting for a final pass through to the vendor and making the payment. Clyde's also moved our contract to a new Project Manager we will have as our point of contact, Titus. Once we have the final permit number, we will add it to the contract. Contract will have set duration, so we will be arriving at dates and have those shortly for scheduling.

† NEIGHBORHOOD ENGAGEMENT1 TEAM – June provided updates

- June confirmed they met as a neighborhood engagement group. There have been four Welcome Packets delivered to new homeowners. Discussed workflow for getting accurate updates from Ameritech on neighbors moving in and out. Spreadsheet with updates is being shared every 2 months but should be more frequent so Engagement Team knows what's going on.
- June updated us on Anniversary Fall Christmas Party. It will be Sunday November 16th. This is a clean date when considering events and conflicts. Crooked Thumb will be blocking off space and time established from 2pm-5pm. There will be music there. Menu will be subs and snacks from Publix as well as an Anniversary Cake. \$10 will be collected to cover the band, Final RSVP headcount should be provided by end of October. We will also be handling decorations.

- Fall Garage Sale. – We are targeting this for October. Expected to be about 12 homeowners participating. We will take recommendation from past garage sales. More to come on this.
- Hurricane Response – Still calling for volunteers. We have begun reaching out to those homeowners who had responded with interest in the surveys.

† **ANNOUNCEMENTS**- No new announcements

† **HOMEOWNER’S COMMENTS – (3 minutes per resident)**

- Todd Leiser “new resident” – Will be participating in Garage Sale. Brought up general questions on Tuesday Lawn Crew and what they do. Also, on the signs on Bug Master and what they cover. (Fertilizer, Pesticide?). Michael can send an outline out of their responsibilities, but it’s basic. Mowing and edging along with periodic hedge trimming. Bug Master is part of the lawn crew work and varies. Todd indicated they are working to preserve the large palm in front of their house. Overall, Todd said they are enjoying the neighborhood and being here.
- Sam Gray brought up he is pleased with the spruce up of the neighborhood. He is sorry to hear Gerard will be leaving and expressed appreciation for all the hard work and contributions Gerard made to the Community “especially as board member and President” and Community improvements. He will be missed.
- Roof Douglas – pointed out the colored reflectors “red” and “blue” for flagging the lawn crew on whether to cut or not cut.

† **ADJOURNMENT** – Karen made a motion to adjourn the meeting at 7:18 pm. Carol seconded, all in favor. Meeting adjourned at 7:18pm