

## Georgetown East Meeting Minutes

### HOA Board Meeting Date: Tuesday, June 10, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Carol Feinberg, Andy Wright, Gerard Bribiescas, Diana Tischendorf, June Thompson and Mark Nicely
Quorum	Roll Call - Quorum established
Board Member Absentees	n/a
Community Management Representative	Michael Diorio
Meeting - Called to Order/Adjourned	Call to Order – 6:32 pm Adjourned – 7:40 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. July 8, 2025

☐ **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday, June 7th, at 4:30 pm by Karen Bartoszek in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

☐ **LAST MEETING MINUTES** – Carol made motion to approve April, May and June 3<sup>rd</sup> Special Assessment Meeting Minutes. Karen seconded. Vote with all in favor for approval of April, May and June 3<sup>rd</sup> Special Assessment Meeting Minutes.

#### ☐ **OFFICER REPORTS –**

**President's Report** – Karent Bartoszek reviewed.

Marshall Street Walls and Dartmouth Walls are in progress. Coupon books have gone out on assessment in a recent mailing. Special thank you to the neighborhood work crew and to Gerard for his help in the coordination. We are currently working on a refresh of current email list. There is efforts being made to keep this better updated moving forward. We have a letter set to go out with policy notification to six homeowners currently renting. Our Hurricane Task Force development is underway. We have a new neighbor who wishes to join. Updated Reserve Study is in progress with expected revisions. We are working to get revisions back to share with everyone by the next meeting.

**Treasurer's Report:** Presented by Mark Nicely

#### **Full Year:**

\$23,287 ahead of budget. Legal fee reimbursements and prepaid maintenance fees helped. General Admin is dropping, so now we are only \$700 over budget in General Admin.

#### **Total Assets:**

234,221 Total assets. This dropped considerably due to recent spend on Dartmouth Wall. Delinquencies – currently have 9 homeowners in delinquency. \$2K is being disputed on fines. There is still \$2500 we are waiting on for tree reimbursement.

Motion made to accept Treasurers Report. Karen moved to approve the report and Andy seconded.

Discussion: Question posed to Michael from Gerard on 1208 GT Drive. Q-Was letter received so they can work a payment plan on \$2500 tree reimburse? Michael checking on this. Also, Gerard pointed out an Aquaflow payment for checking on sprinklers 4/25. This payment is a quarterly as part of the service.

Motion to approve Treasurer's Report with all in favor. Treasurer's Report approved.

#### □ **MANAGER'S REPORT – Covered** by Michael Diorio

Updated us on May's Balance Sheet. Reconfirmed our Operating Funds at \$78,674.28, Reserves at \$154,767.34 and total liabilities and equity is at \$245,053.63. Also covered update on our delinquencies and violations. Currently we have 4 violations related to painting, access gate replacement, recreational vehicle (boat or trailer) parking and address visibility. Gerard pointed out a roof on Westborough that needs power washing.

Michael also noted a Firework's cautionary letter is going out in advance of 4<sup>th</sup>.

#### □ **OLD BUSINESS –**

- Record Retention Policy – Skipping the vote due to possible revisions needed.

#### □ **NEW BUSINESS –**

- Website Review Committee. motion by Karen to form a website review committee. Committee to help ensure items are in right location and to look for ways the website could be more user friendly. Ameritech will position based on where we advise them to place it. Gerard is willing to help take the lead while he is still with us. June indicated she can help.
- Communications Policy – motion to approve attorney reviewed communication policy, June seconded, Discussion: Addressing each kind of point of contact that can happen between HOA, Management Company and Homeowners. Recommendation for us all to look at this with mark-ups of what we'd like. Any markups should be shared by the 25<sup>th</sup> to provide to the attorney for any revisions. Michael will send out Word Document for redline edits. For both Communication and Records Retention Policy.

#### □ **COMMITTEE REPORTS –**

**Architectural Standards Committee:** Karen presented

Two ASC Requests this month. 502 Roxbury – replace gutters white, and 405 WB - replace second story windows. Both were approved and reviewed by ASC. Karen moved to approve both requests, Andy seconded. Both requests approved and passed.

**Grounds Landscaping Committee-** Karen covered

- Landscaping at Kensington Wall. Shutting power down and no irrigation. So, we will pause on this until walls go up.
- Westborough Island Landscaping where Oak was replaced. There has been new landscaping and a refresh in the island. Homeowners submitted an invoice for reimbursement on work that MuGrow

completed. The work had not received prior board approval. Gerard moved that we reimburse Phil and Sheila Goodwin for the \$1100 that they paid. June Seconded. Discussion: Carol emphasized that rules were not followed, Work done looks good, but approval on cost should be obtained before the work gets done. Also, Danny's had recommended mulch be placed vs the sod. Diana agreed that the work looked great and was appreciative of the benefit to the Community. Diana also pointed out it's after the fact and that the spend the board might have approved would have been less, so she would be more in favor of partial approval on what that number would've been. She'd possibly contribute, and look to surrounding neighbors to help, with offset.

Phil and Sheila spoke and provided their case for reimbursement. They have been an active resident and contributor to GTE since they purchase their home in 2018. Regarding the Oak Tree. Post Milton, the big Oak had to come down. Sheila and Dan took it upon themselves to go to local nurseries to locate a tree. Sent pictures to everyone, communicated status and provided checks to hold tree. Seven neighbors put in \$1456 to cover the purchase and install. They were instructed to water for 90 days which Shiela and Phil have been doing on their dime., along with dragging their hose out every night to water it. Now four of seven contributors have moved, so would not be fair to approach same group. Area around was dying and looking bad. They saw MuGrow working in the area, discussed what needed to be done to clean up the island around the tree, and they agreed to pay \$1100 direct to MuGrow to get things moving. They are disappointed if any punitive action were taken. They have contributed a lot to cleaning this area up and invested a lot of their own time and expense above and beyond the \$1100. They have no riff with the board. Gerard moved to approve reimbursement for the \$1100 invoice paid by the Goodwin's to MuGrow, June seconded. Vote made for approval on reimbursement passed, with 1 nay from Carol Feinberg and the remaining board members voting in favor.

#### **Infrastructure Committee – Mark Nicely covered**

- Wall Projects Update – The Privacy Fence has been collected and is now behind the sign for Beacon/Marshall. The contract for Marshall Street wall is being signed before end of the month. The Dartmouth wall should be completed by next week. As soon as it cures, Sunshine Boys will complete the painting.
- Homeowners along Marshall need a trim back to allow room for contractors to work. This space already is expected to be maintained. We may need another notification to homeowners. We are looking at putting fence along the sidewalk. The sidewalk has to be closed off anyway over construction. Karen also noted about a reach out to Duke Energy at beginning of July to disconnect all power at Kensington and Marshall.
- The Kensington and GTP gate order is on pause until we resolve collection with the homeowner. There was a width issue, so the contractor couldn't use the homeowners existing gate. Everything else is moving along -- finally.

#### **☐ NEIGHBORHOOD ENGAGEMENT1 TEAM – June provided updates**

- Survey results indicated that community only wants one event. We are thinking of Anniversary block party for 40<sup>th</sup> year of the Association with i.e. a Food Truck. We will still need to vet this for potential vendors. Bring all ideas on this to June.
- New Residents Welcome – Protocol has notification to Karen, and engagement team for welcome packet initiation. Marcus gets notified to send out Welcome to new homeowner. This triggers Welcome Packets. Need to determine how to identify who new renters are for Welcome as well. This would be all renters on a 1+ year lease.

#### **☐ ANNOUNCEMENTS- No new announcements**

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

-Pete Welininski asked for confirmation on when the Marshall Street Project starts, and any permissions involved to get access to back yards. Mark Nicely confirmed the expectation for the project start to be August 1<sup>st</sup>. To determine sections at a time with privacy wall.

Sam Gray – Glad to see things on wall are moving along in the neighborhood.

Gerard pointed out that August 12, 1985, was the official articles of incorporation.

□ **ADJOURNMENT** – Gerard made a motion to adjourn the meeting at 7:40 pm. Andy seconded, all in favor. Meeting adjourned at 7:40pm