

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, September 9 , 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Carol Feinberg, Andy Wright, Diana Tischendorf, June Thompson and Mark Nicely (remote)
Quorum	Roll Call - Quorum established
Board Member Absentees	n/a
Community Management Representative	Michael Diorio
Meeting - Called to Order/Adjourned	Call to Order – 6:35 pm Adjourned – 7:36 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. October 14, 2025

☐ **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday, September 6th, 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** – Secretary was not present at August Board Meeting. Minutes are still in progress. They will be available and approved at October Board Meeting.

☐ **OFFICER REPORTS –**

President's Report – Karent Bartoszek reviewed.

Karen welcomed homeowner attendees. Janice and Rose in person and those on the phone. A new Community Communication is forthcoming. This will contain final information on the walls and a flyer for the upcoming anniversary party. The board can work as a team to get communication out to everyone's doors. Mark to give us an update on Wall Project. There is one remaining month of assessment payments. The wall work is nearly fully funded to get us through payments to the contractor. Wall work pushed out to Oct. Our Hurricane Standards are complete. We will post and accept at October Meeting. The Reserve Study is complete and ready for our Budget Workshop this Thursday. A call out made to Rose Wilkes who will fill Gerard's open Board Seat the remainder of the year.

Treasurer's Report: Presented by Mark Nicely

For full year, we are \$123K ahead of budget. Our biggest causes are: Beginning to collect legal fees from a couple of homeowners - \$8K to date. Prepaid Maintenance Fees. And \$105K in special assessment collection to date. Total Assets \$342K vs last month \$332.5K. Delinquencies – we have \$25K in past due payments from 15 homeowners. \$3,750 of this is either fines or the tree removal reimbursement. Slow paydown on the tree. Four homeowners have set up a payment plan on past dues they have. One homeowner is with the Lawyer and one in lean process. Our total assets are expected to be a little inflated

until wall project begins to wrap up. Carol motions to accept September Treasurer's Report. Andy seconded. September Treasurer's Report accepted.

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

Financials are sent out by 15th of the month. Operating Funds at \$172K. Total Reserves currently at \$168K and Total net assets at \$342K. Michael confirmed that Safety Harbor extended the grant. We have begun getting pressure washing bids. We will get 3 of them which will include offering driveway pressure was option per each owner. Michael echoes what Mark has stated regarding Collection's Report. Question came from Carol on an optional Roof Pressure Washing for homeowners – noted. Work on Kensington Pond retention is still in progress. Duke Energy is sending in a request to fix Street Light that has been out.

□ **NEW BUSINESS –**

Filling open seat on the Board, Karen made a motion for Rose Wilkes to fill Gerard's open seat until Yearend. Andy seconded the motion. All in favor. Motion passed.

Determination on Outstanding Fines. Motion to waive fines due to not having full history and our ability to confirm fining letters were received by homeowners. Carol seconded. All in favor. Motion passed to waive any open late fee fines.

□ **OLD BUSINESS –**

- Safety Harbor Neighborhood Grant. Annual Grant for 2026. Beautification Grant –The grant is a \$2500 grant, and Karen made recommendation it be used to replace old Oleanders on Beacon Place and replace with Viburnum. We have until October 15th to submit. The 1st grant for painting needs to be used up first. Karen motioned to move forward with Beautification Grant to be used for Oleander replacement on Beacon Place. June seconded the motion. All in favor. Motion passed on purpose of Beautification Grant.
- Budget Workshop – This will be Sept 11th at 10am. Homeowners are invited to attend. Mark confirmed prioritization on budgeting needs will come mostly from the Reserve Studies.

□ **COMMITTEE REPORTS –**

Architectural Standards Committee: Karen presented

Architectural Standards Requests – 1st request: Paint color request Russian River (approved paint book color) 1107 Kensington. Carol motioned to accept. All in favor board approved. 2nd request: New roof on Haverhill. ASC denied first request. Coco and Blend colors in question, Approval put on pause. More time needed to make sure color is aligned with an approved roof color prior to their roof replacement in January

Urgent call for Arch Standards Committee Chair. We are still looking for a Chair and any recommendation. Sam or Fred suggested. Members to check with Fred.

Grounds Landscaping Committee- Karen covered

- Danny's has completed first round of tree cleaning. There is another round, and we are getting bids for this.
- Irrigation Dave from Aquaflow has been out. System hasn't been maintained for a while. Noticing some dry spots where grass hasn't gotten water. Irrigation budget numbers are needed for 2026. Dave is doing work to determine what's wrong with the system. We should be in better shape for next year. Going back to get an updated quote from him. Also, some of this may be included in our quarterly payment to Aquaflow.

Infrastructure Committee – Mark Nicely covered

- Wall Project Status – Mark reviewed circumstance that require a change in contractors. Our contractor selected, Clyde's, indicated they were applying for a permit. Then there was a disconnect, with lack of response from Clyde's. This was a huge red flag which resulted in HOA no longer feeling comfortable moving forward with them. Motion was made by Mark to change contractors on wall Project from Clyde's to A&A Masonry. Carol seconded.

Discussion: \$600 increase from what we expected. \$178,549. David, our Project Manager, is familiar with working with A&A and recommends we move forward. Essentially, it's the same Project just changing names on the contractor on the permit. We couldn't wait around any longer. Same hourly rate that Clyde's provided. Also, Clyde's Contract was never signed. Mike Diorio confirmed they dropped the ball. And using non-signed contract as reason on the back-out. Mark confirmed crew is available and they can begin in 2 weeks.

Vote on Mark's motion to change contractor to A&A Masonry. All in favor. Vote approved to move forward with A&A Masonry to replace Clyde's.

- Reserve Study received. Carol motioned to officially accept reserve study as is received by Karen. Andy Seconded. All in favor. No discussion. Reserve Study approved.

□ NEIGHBORHOOD ENGAGEMENT1 TEAM – June provided updates

- June covered ideas for October Garage Sale. So far six to seven homeowners have been interested. June made a motion to permit individual houses who wish to have a Garage Sale have it on their own on recommended date of 10/4 – coincides with Safety Harbor "Junk in the Trunk". 8am – 1pm Motion seconded by Diana. Discussion: All in favor of accepting the motion of allowing garage sale participants at individual homes on 10/4 8am-1pm. Garage Sale for 10/4 passed.
- Celebration of 40 Years Party. Request by June for Grant for \$400 to cover expenses. June made a motion that Party Nov 16th 2-5pm to be funded by HOA in amount of \$400. Carol seconded. All in favor. Motion passed to approve \$400 expense to fund November 16th Party. Any inquiries that come in on this GTE Celebration should be directed at the Ameritech Property Manager email. Address - MDiorio@ameritech.com Updated as needed.

□ ANNOUNCEMENTS- No new announcements**□ HOMEOWNER'S COMMENTS – (3 minutes per resident)**

- Roof Douglas – Called out a good point on Paint Color Request. Should ensure that no neighboring homes are using same paint color. Roof also had some questions on open fencing over construction and best way to handle questions re:preparation for any critters in and out and safeguarding pets.
- Sam – Just a call out on Great Meeting
- Ann Marie – No updates

□ **ADJOURNMENT** – Carol made a motion to adjourn the meeting at 7:36 pm. June seconded, all in favor.
Meeting adjourned at 7:36pm