

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, February 10, 2026

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Carol Feinberg, Diana Tischendorf, June Thompson, Rose Wilkes (virtual) and Mark Nicely.
Quorum	Roll Call - Quorum established
Not Present	Andy Wright
Community Management Representative	Jenny Kidd
Meeting - Called to Order/Adjourned	Call to Order – 6:00 pm Adjourned – 6:28 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Quarterly Board; April 14 th 6:30pm

► **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday, February 7th, 10:45 am by Carol Feinberg in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

► **LAST MEETING MINUTES** – January Board Meeting Minutes. Rose motioned to have these approved. Carol seconded. January Board Meeting Minutes approved.

► **OFFICER REPORTS** –

President's Report – Carol Feinberg

Carol is continuing to fill in for Board President over transition period after Karen's resignation. Short meeting prior to Annual.

Treasurer's Report: Presented by Mark Nicely

Current Budget status:

Full Year Budget

- Starting the year on Budget
- Special Assessment \$144,652

Total Assets are \$409,005 vs last month's number of \$402,525

Opened 8 Month CD with \$50,000 at 4.0%

Delinquencies:

We have \$22,335.67 in past due payments from 27 homeowners which includes:

- \$15,536 due from one homeowner
- \$5,144 due with Assessment
- \$195 Delinquent fees due with Assessment

17 Homeowners have not adjusted for Maintenance increase 5 Homeowners with Lawyer and Lien Process. Move to accept Treasurer's Report by June. Carol seconded. Treasurer's Report accepted

► **MANAGER'S REPORT – Covered** by Jennifer Kidd

Walkthrough completed January 19th. 6 current delinquencies. 5 with attorney and lien process. Continuing to see progress and positive movement on violations.

► **COMMITTEE REPORTS –**

Architectural Committee – Rose covered recent submittals. Already approved by ASC.

507 Haverhill - fence replacement, 1107 Kensington Court – Pavers, 512 Haverhill Lane - Vinyl Gate w/ Federation Caps, and 1306 Roxberry Drive – replacing outside siding cedar board; paint request upon completion. Diana moves to accept requests already ASC approved, Carol seconds. All in favor. Architectural Requests approved.

Grounds/Landscaping – covered by Rose Wilkes
All going along smoothly

Infrastructure Committee – Covered by Mark Nicely

Mark confirmed they met with all homeowners along the wall. Currently looking at a March 1st start date. After construction starts, it's estimated to be 3 months completion time. David to run the forms over to the county.

Engagement Committee – June updated everyone

Item 1: We have run out of directories. Discussed electronic delivery to new residents. Reviewed how much content to include in Directories. Mark and Rose agreed with more content vs less.

► **HOMEOWNER COMMENTS – (3 minutes each)**

No Homeowner comments

► **ADJOURNMENT**

6:28pm - motion to adjourn by Diana, Carol seconded, all in favor. Adjournment approved.