Georgetown East HOA

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BOARD OF DIRECTORS MEETING AGENDA & MINUTES

Date: June 17, 2026

Time: 6:30 PM

Location: AMERI-TECH COMMUNITY MANAGEMENT
24701 US HWY 19 N SUITE 102
CLEARWATER, FL 33763 and by ZOOM

https://us02web.zoom.us/j/84388376643?pwd=jRHk2Sy8NETjIL8dv1Z8qpjYl7aFja.1

Meeting ID: 843 8837 6643
Passcode: 122571

Meeting Type: XX Regular Board Meeting ☐ Special Meeting ☐ Annual Meeting

Agenda:

1. Meeting Overview

- **Call to Order:** Time 6:30P
- **Posting of Meeting Notice:** June 15 at 10:10A in the community bulletin boardss
- **Certify Quorum of The Board of Directors**

Name	Position	Present	Absent
Rose Wilkes	President	X	
Carol Feinbery	Vice President	X	
Mark Nicely	Treasurer	X (zoom)	
June Thompson	Secretary	X	
Jane Rakestraw	Director	X	
Dan Kistel	Director	X (zoom)	

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2. Approval of Previous Meeting Minutes

Motion to approve minutes from: February, 2026

Motion made by: _____
Seconded by: _____

Result: X Approved ☐ Approved with changes ☐ Not approved

Notes/Corrections:

The meeting minutes from the February 2026 meeting remain outstanding and have NOT been approved.

Motion to approve minutes from: April, 2026

Motion made by: Jane
Seconded by: Carol

Result: X Approved ☐ Approved with changes ☐ Not approved

Notes/Corrections:

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3. Reports

Treasurer Report

Financial update: The Association is on budget for the year.

- The special assessment balance is $144,652.
- Total assets this month: $445,674, compared to $438,380 last month
- A new 8-month CD was opened with $50,000 at 4% interest. This matures August 18, 2026.

Delinquencies:

- Total past-due assessments $18,711 from 10 homeowners including
  - $14,212 owed by one homeowner.
  - $3,381 related to Special Assessment.
- Of the 10 delinquent accounts
  - 4 homeowners have not adjusted maintenance fee increases.
  - 3 homeowners are in the attorney/lien process.
  - 3 homeowners are more than 60 days delinquent.

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President Report

Summary: Very busy since last board meeting. Working through multiple homeowner issues and working to move community projects along such as the wall, landscaping, and the sidewalks.

Manager's Report

Summary:

Pond evaluation - Multiple vendors have evaluated the three ponds. No current crises exist but because of the age of the ponds, the board needs to develop and fund a plan for repair and maintenance going forward. This will be done when the 2027 budgets is being prepared.

Sidewalk pressure washing - should now be completed. Final inspection will be done by AmeriTech and board members.

Pavers at neighborhood entry locations – two proposals are active. Board to vote which to accept so the work can be completed.

Bushes – Safety Harbor Landscaping will be removing current shrubs on July 3rd. They will push mulch aside and will spread when new hedge is planted. New hedge of Viburnum will be planted July 9-11. Irrigation evaluation will also be conducted to ensure hedge can be adequately watered.

Additional manager details are presented in the detailed agenda topics.

4. New Business

Topic	Discussion Summary	Decision/Action
Insurance Presentation	Shawn Williams from Baldwin Group discussed a risk map showing areas where we are ok and at risk. We currently have a 90% coinsurance so we may not get the full insurance potential. Florida statue requires a "crime bond" – equal to or more than what we have in the bank. We are deficit for this statue, and it needs to be addressed.	Action: Strongly suggested that we need to review our crime bond amount to ensure compliance. No action currently, reconsider at the time of renewal which is August 2026.
Updated Wall Proposals	Mark reported a successful meeting with City Officials to settle on a compromised solution for	

	the Marshall Street wall. A hybrid design consisting of 8 panels of stucco on wood (B&F Stucco) will be constructed along Kensington entrance and 10 panels of masonry concrete and stucco (A&A Masonry) will be constructed on the remaining wall. A&A Masonry bid is currently outstanding. Currently, the total project cost is $178,255.90 with available funding at $189,800.00. Remaining surplus for unexpected items is $11,544.10.	Rose moved to accept the update and Carol seconded. Motion accepted.
Proposals to be done at homeowner expense	Multiple homeowners have expressed concern of one homeowner whose back yard palms and shrubs are in distress and causing harm to at least one other's neighbor's fence and yard. The owners of the home in question is unable to maintain the yard. The board in consultation with AmeriTech and the homeowner decided to get contractor proposals to clean the backyard and chargeback the cost to the homeowner.	Motion by June to accept Danny's tree service to clean back yard trees and shrubs and to retro charge homeowner $500 for work done. Seconded by Carol
Drainage Issues	Known back yard flooding problem noted at 505 Haverhill Land. Question to board was determination if "manhole cover" drain belonged to homeowner or if this was part of neighborhood infrastructure drains. Following initial analysis, it was determined that the drain line pathway could not be determined. Proposal presented by contractor to use camera inspection and to use utility tools to break the storm grate seal and high-pressure water jetting to clear the line. Total proposal cost $3,300.	Motion by Jane to accept the proposal. Seconded by Rose. Motion approved.
Flag rules in the community	In response to resident complaints of at least one neighbor flying a political flag, it was identified that while our CC&R restricts the posting of political signs, there is no language regarding political flags. The board determined that this omission is in error and that there is a desire to prohibit posting of political language in either a sign or flag.	Motion to consult attorney for language that can be added to our current restrictions to add political flags to our current restrictions of prohibiting political signs. Motion by Jane and seconded by Rose. Motion approved.

5. Old Business

Topic	Discussion Summary	Decision/Action

Tree Trimmings – Danny's	Proposal with lot specific details and cost presented by Danny's Tree Service to trim trees in common areas. Total cost to neighborhood is $5,750.00	Motion to accept proposal by Rose and seconded by Linda. Motion approved.
Paver Sealing	Proposals presented to complete pressure washing and sealing at both neighborhood entrances. After much discussion Milditrol Pressure Cleaning was selected for a bid of $3,000.00 Also discussed was to ask the company to provide an estimate to do pressure and sealing for any individual homeowner who may want this done.	Motion to accept proposal by Carol and seconded by June.
Spectrum	The discussion of Spectrum options was tabled with the exception of a brief discussion as how to continue to evaluate both Spectrum and other providers. Specifically, the board would like "Right of Entry" plan B proposal and compare this with other providers. It was determined to create a committee of 3 to further evaluate neighborhood options.	Action item: Committee of 3 to be appointed. Three charges: 1) opinion from attorney re what the board is authorized to do. 2) evaluate similar opportunities from other providers, and 3) to look specifically at other options for Bulk and Right of Entry. Committee to report back to the board at the next board meeting.
ASC Manual	2nd draft of ASC presented. The board recommended that this manual first be approved by the ASC and then bring a final version back to the next board meeting for final approval.	Request for ASC to review and submit final ASC manual to board for next meeting. No additional action taken at this time.

6. Committee Reports

Committee	Chair	Summary
Architectural Review	Jill Casey	All applications received have been approved with exception of one property. The committee is meeting with the homeowner to resolve color selection.
Grounds/ Landscaping	Co-chairs – Tom Geraci, Kathy Mann	As noted above, hedge proposal accepted for MuGrow. Work to be completed during July.
Infrastructure	Mark Nicely	Wall Update was provided in the new business wall proposal section above.
Compliance	Sam Gray	No report available
Neighborhood Engagement	June Thompson	Resident Directory discussed with questions about distribution. Questions remain about

		resident permissions to publish. No resolution was determined. Neighborhood event of Chili Cookoff on Oct 11 from 5 to 8PM at Marshall Park. Shelter area has been reserved. Invoice for shelter submitted for $52.30. More information to come.

7. Announcements

Notes:

Dianne Alcala was introduced as our new account manager. Jenny Kidd, our current manager, has been promoted. Congratulation to Jenny and a big welcome to Dianne.

8. Resident Comments

Notes:

Pete Welninski raised questions about why some of the new wall is wood and stucco and other sections are concrete and stucco. His residence is along the wall line. Mark was able to explain the requirements of the city which part of the compromise was to get the wall started. Also questioned was what would happen to any excess funds after the wall is completed. Mark was able to explain that all of the money collected from residents will be spent and to complete the project, even some of the Association's reserve funds will be required. Certainly, if any money is not used for the wall, the wall committee will ensure that residents are considered in what to do with the funds.

In Person Residents:

Tom Traey Janice Brown A.M. Lorenzes Pete Welninski

9. Action Items

Task	Responsible Person	Due Date
Spectrum proposal committee evaluation	Committee and board	
ASC final document for board approval	Jane and Carol	
Paver / Sealing proposal for individual homeowners	AmeriTech	
Drainage issue report following evaluation	AmeriTech	

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9. 2026 Scheduled Meeting Dates

Dates: Tuesday, April 14th
Wednesday, June 17th
Wednesday, August 19th
Wednesday,

These meeting dates and time are subject to change. Agendas will be posted 48 hours in advance of these meetings.

Time: 6:30 PM

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10. Adjournment

Motion to adjourn made by: Jane
Seconded by: Carol

Vote: X Approved
Meeting adjourned at: 9PM

Submitted by:

Junee Thompson, Secretary

Date: June 18, 2026