

Georgetown East HOA

BOARD OF DIRECTORS MEETING AGENDA & MINUTES

Date: April 14, 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: ☒ **Regular Board Meeting** ☐ Special Meeting ☐ Annual Meeting

Agenda:

1. Meeting Overview

- **Call to Order:** Time 6:31P
- **Posting of Meeting Notice:** Posted on 4/12/26 at 3:35P
- **Certify Quorum of The Board of Directors**

Name	Position	Present	Absent
Rose Wilkes	President	X	
Carol Feinberg	Vice President	X	
Mark Nicely	Treasurer	X	
June Thompson	Secretary	X	
Jane Rakestraw	Director	X	
Linda Marshall	Director	X	
Dan Kistel	Director	X	

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2. Approval of Previous Meeting Minutes

Motion to approve minutes from: February 2026. Postponed. Minutes to be approved at the next Board meeting.

Motion to approve minutes from: March 2026

Motion made by: Dan Kistel

Seconded by: Carol Feinberg

Result: X Approved ☐ Approved with changes ☐ Not approved

Notes/Corrections: No corrections

3. Reports

Treasurer Report

- Full year budget
 - Started the year's budget with some extra from pre-payments
 - Special assessment \$144,652
- Total assets are \$430,714 vs last month's amount of \$409,005
- Opened 8-month CD of \$50,000 at 4.0%. Matures 9/18/26
- Delinquencies
 - There is \$19,702 in past due payments from 15 residents. This is
 - \$13,803 from one homeowner
 - \$3,381 due with assessments
 - 8 homeowners – no adjustment for maintenance increase
 - 3 homeowners with lawyer and lien process
 - 1 homeowner over 60 days

Manager's comments: related to late payments when the dates are due for foreclosure and payment has not been received, the Board previously approved to have the attorney to move forward with foreclosure.

Motion made to accept treasurer's report by: Dan Kistel

Seconded by: Jane Rakestraw

Result: X Approved ☐ Approved with changes ☐ Not approved

Notes/Corrections: No corrections

President Report

Summary:

- Working with the wall project team to deal with the city's continued delays and request for additional information.
- Because the wall is taking so long, it was suggested to Starting to move other projects forward while waiting for the wall to move forward
- Discussion regarding continuing to meet quarterly vs monthly. Will continue to monitor moving forward.

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Manager's Report (Jenny Kidd)

Manager's report submitted in writing to each Board member. Highlights are captured below

Ponds Two proposals have been received. Neither indicated any critical issues that must be dealt with immediately.

- CES Engineering – looks ok and does not need significant work. Recommend reevaluating during rainy season
- All Jacks – recommends draining ponds, clean the pond and do the repairs, then refill.

After discussions, it was decided to get recommendation from other companies and see if there is an environmental engineer or similar professional who can provide an overall assessment and recommendation. Jenny will follow-up and report back to the Board.

Right-of-Entry Agreement: Document from the city to gain access to GTE neighborhood to gather storm debris following a major storm. Board agreed to sign document and return it to the city.

505 Georgetown Place: Because of homeowner's death and spouse in medical care unit, a guardian has been appointed to bring delinquent payments into compliance. Guardian, who is working with the court system has requested that we waive any delinquent fees while he works to bring payments up to date. After Board discussion, it was decided to request that the January payment be made immediately and that all other delinquent fees be brought up to date within 60 days. If 60 days is not doable, request copy of court documents explaining the situation. Jenny will follow-up with guardian.

4. New Business

Topic	Discussion Summary	Decision/Action
Board Terms	To expire 2027: Dan to serve a 1-year term. Others to expire currently are June and Carol. To expire 2028: Jane and Linda to serve standard two-year term. Others to expire currently are Rose and Mark.	Motion to approve Board terms as described during discussion made by Rose. Seconded by Carol. Motion approved.
Hedge or fence at hammerhead on Kensington	Continued need to replace barrier at the hammerhead on Kensington. Discussion with residents on the street prefer a 4ft fence instead of a hedge. Proposal has been received by the Board from Fence Factory to do this work.	Motion to approve Fence Factory proposal to construct a 4ft fence along the Kensington hammerhead. Carol. Seconded by Dan. Motion approved
Tree Trimming – Danny's	Danny's tree service proposed to evaluate trees in the neighborhood to identify unhealthy trees and those that need trimming. Board discussed several Board members accompany Danny as the surveillance is being done. If the tree in question is on the homeowner's property, the Board will notify the homeowner as to the finding by the arborist. It is the responsibility of the homeowner to decide what to do with the tree on their property.	General Board discussion led to the conclusion that Danny's tree service should proceed to do the neighborhood evaluation.

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Mulch for individual properties and common area	Two bids have been received for neighborhood mulch. MuGrow and Lawn Ranger. After much discussion, the Board decided to go with MuGrow and see if they might be willing to meet the estimate amount of Lawn Ranger.	Motion to approve MuGrow proposal to supply mulch to the neighborhood made by Jane. Seconded by Dan. Motion approved
Spectrum Cable	Proposal to bring spectrum to the neighborhood using fiberoptic cables. Good proposals, concern expressed to 1) see what is permitted according with our governing documents and 2) engage with neighbors to share proposal to build consensus. Build time is 6-8 month to bring this service opportunity to GTE.	Make decision at the July meeting. Once we have attorney input regarding GTE governing documents, AmeriTech to distribute Board approved letter to homeowner to tell them how this would impact you as a homeowner.
Bees on Marshall Street	Two bee removal proposals have been received. After some discussion it was decided to go with Charlie Goodpasture to remove and relocate the bees. After discussion, the Board decided to move forward with Charlie.	Motion to approve Charlie to relocate the bees who are living in a tree on Marshall made by Carol. Seconded by Jane, Motion approved.

5. Old Business

Topic	Discussion Summary	Decision/Action
Sidewalk power washing	Four proposals received to power wash the sidewalks. Additional services for individual homeowners. H2O is the preferred vendor in the neighborhood.	Motion by Dan to move forward with the proposal by H2O. Mark seconded. Motion approved
Paver Sealing	Postpone until walls are finished. Jenny to get a couple more estimates.	Move forward to agenda for the July 2026 meeting
Pond Proposals	Discussed in Managers report. Two bids are very different. We have time to continue to evaluate. Nothing terribly wrong was identified from either company. May need annual maintenance – consider putting this in the budget?	Looking for an environmental engineer type person who may provide evaluation. Jenny to follow-up and report to Board.
ASC Manual	To be reviewed one more time by Carol, Jane, and Fred. It is up to date with 2025 state legislation Final recommendations to be brought to the July Board meeting.	Bring back to July meeting for review and approval.

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6. Committee Reports

Committee	Chair		Summary		
Architectural Review Requests	Jill Casey / Rose	Address	Name	Work request	Proposal Date
		517 Roxbury Dr	Carolyn Snith	Replace vinyl fence	3/1/26
		512 Haverhill Ln	Michael Botouroglou	Replace stucco wall with vinal and gate	2/10/26
		1107 Kensington Ct	Catherine McCraine	Pavers for driveway and walkway	2/10/26
		1209 Roxbury Dr	Howard Allen	Install roof vents and remove awnings	3/24/26
		1303 Roxbury Dr	Cynthia Stathis	House painting	3/18/26
		1211 Roxbury Dr	Andrew Wright	Replace vinyl fence	2/25/26
		505 Haverhill Ln	Tom Tracy	Replace front fence and gate	2/15/26
		507 Haverhill Ln	Jane Rakestraw	House painting	3/30/26
		1212 Georgetown	Heather Jones	Replace awnings	3/30/26
		1308 Roxbury Dr	Michele Berman	House painting	4/14/26
	506 Roxbury Dr	Pete	Roof replacement to brown	4/14/26	
ARC has reviewed and approved each proposal as listed above. Dan moved to accept the ARC committee approvals and Carol seconded the motion. Motion approved. Jenny to send approval notices to each home owner					
Grounds/ Landscaping	Co-chairs – Tom Geraci, Kathy Mann		Mulch vendor approved. Grant to replace shrub line along Beacon on hold until after wall is completed.		
Infrastructure	Mark Nicely		Wall Update. Delay is now related to sewer under the wall running under current wall and would run under new wall. The city currently will not approve this Options provided to city and now waiting for response. If approval is not received, there was discussion about requesting in person meeting with the appropriate stakeholders.		
Compliance	Sam Gray		No report		
Neighborhood Engagement	June Thompson		Resident Directory still be configured and distributed. Todd Leiser working with the committee.		
Other					

7. Announcements

Notes:

- Reminder from resident reminder that ARC requests must be made to the homeowner within 30 days of request. If the Board does not approve the homeowner's request within 30 days, the request is automatically approved.
- The Kensington Pond fountain is not working. This is leading to stagnation of water and accumulation of mosquitos. (Jenny to follow-up)

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8. Action Items

Task	Responsible Person	Due Date
Search for consultant to help evaluate pond health. Perhaps an environmental engineer type person	Jenny to research and report to Board.	July 2026
Fence Factory approved to construct a 4 ft vinyl fence at the hammerhead on Kennington	Jenny to contact Fence Factory and schedule.	July 2026
Mulch proposal and agreement go to MuGrow	Jenny to work with MuGrow to schedule.	July report
Spectrum proposal to go to attorney to ensure there is nothing in the GTE governing documents to prohibit the Board from moving forward and following atty review, notice to all GTE homeowners to get input and consensus	Jenny to coordinate and keep the possibility of this project moving forward.	July 2026
Sidewalk power washing proposal by H2O has been approved.	Jenny to follow-up with H2O and schedule. Coordination with homeowners to see if they want any additional and individual services	July 2026
Removal of Bees who reside in a tree on Marshall. Board approved that a small vendor (Christopher), relocates the bees and seal the tree so they may not return	Jenny and Carol to coordinate that this approved work get completed.	ASAP
Revised ASC manual review and approval. To bring back to the July 2026 Board meeting for final approval.	Carol, Jane, and Fred to review and revise as needed. Bring to July Board meeting for approval	July 2026
Request to move GTE Board meetings to another evening.	Jenny to distribute options to the Board for consideration	ASAP

9. 2026 Scheduled Meeting Dates

Dates: ~~Tuesday, April 14th~~
Tuesday, July 14th
Tuesday, September 8th
Tuesday, November 10th

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: Rose Wilkes
Seconded by: Dan Kistel
Vote: x Approved
Meeting adjourned at: 8:34 P

Submitted by:

Junee Thompson, Secretary

Date: April 15, 2026