

Georgetown East HOA

Georgetown East HOA

BOARD OF DIRECTORS MEETING AGENDA & MINUTES

Date: March 16, 2026

Time: 4PM

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

Meeting Type: Regular Board Meeting **Special Meeting** Annual Meeting

Agenda:

Meeting Overview

- **Call to Order:** 4PM by zoom
- **Posting of Meeting Notice:** March 13 at 6:23PM
- **Certify Quorum of The Board of Directors**

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

- **Ameri-Tech Manager Present:** Jenny Kidd
-

Georgetown East HOA

Reports

President Report

Summary: This special meeting of the Board has been called to respond to a request from the Fining Committee to fine a single homeowner within Georgetown East for non-compliance in responding to multiple requests to complete repairs of said property within the designated time frame. The initial notice to the homeowner was sent in November 2025 regarding three areas of the home that need attention and repair. There was no response from the homeowner and of this date, the work has not been completed.

Despite multiple communication attempts with the homeowner and a certified letter was sent to the homeowner on February 16, 2026. The letter detailed work that still needs to be done as well as the HOA's Board of Directors intent to initiate a fine for non-compliance. Subsequently, an email response was received from the homeowner on February 17, 2026 stating that she was not aware that there was still a problem.

On March 3, 2026, the non-compliance problem was sent to the Fining Committee for recommendation. The committee approved that the homeowner be fined.

As part of the Board of Directors duty, this special meeting is to vote to approve a \$100.00 initial fine plus \$100.00 per day fine per violation. This fine will accumulate up to the maximum extent allowable by law of \$1,000 per violation.

Special Meeting New Business

| Topic | Discussion Summary | Decision/Action |
|------------------------------------|---|---|
| Imposing a fine for non-compliance | The details of the situation were discussed including the overview of the non-compliance problems, the timeline and communication history with the homeowner, and the recommendation of the Fining Committee. After the review of the details, a vote to support the Fining Committee's recommendation was taken. | Present BOD members voted 5 to 0 to impose the \$1,000 fine for timely non-compliance |

7. Announcements

Notes:

Manager report by Jenny Kidd will be distributed to the Board by the end of March.

Georgetown East HOA

If Board members have any agenda items to be added to the next regularly scheduled Board meeting please submit them to Jenny by the end of March.

Action Items

| Task | Responsible Person | Due Date |
|--|--------------------|----------|
| Notice to homeowner regarding intent to impose fine for non-compliance | Jenny | |

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

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=jRHk2Sy8NETjIL8dv1Z8qpiYI7aFja.1>

Meeting ID: 843 8837 6643
Passcode: 122571

Adjournment

Motion to adjourn made by: Rose Wilkes
Seconded by: Carol Feinbery

Vote: Approved
Meeting adjourned at: 4:30PM

Georgetown East HOA

Submitted by:

Junee Thompson, Secretary

Date: 3/18/2026