Georgetown East HOA

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BOARD OF DIRECTORS MEETING AGENDA & MINUTES

Date: August 19, 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 6:31P
- **Posting of Meeting Notice:** Monday, August 16, 2027 11AM
- **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	
Linda Marshall	Director	X	
Jane Rakestraw	Director	X	
Dan Kistel	Director	X (zoom)	

Georgetown East HOA

2. Approval of Previous Meeting Minutes

Motion to approve minutes from: February, 2026 [remains outstanding]

Motion made by: _____
Seconded by: _____

Result: ☐ Approved ☐ Approved with changes ☐ Not approved

Notes/Corrections:

Motion to approve minutes from: June, 2026

Motion made by: Jane
Seconded by: Carol

Result: ☐ Approved XX Approved with changes ☐ Not approved

Notes/Corrections:

Name of Board Member, Linda Marshall, was missing from the BOD rollcall. She did attend the June Board meeting, and her name was added to the list.

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3. Reports

Treasurer Report

Revised Treasurer's Report August 19th, 2026 (Mark via zoom). Submitted following discussion by Rose.

Our Total Revenue YTD $159,121 vs a Budgeted $133,322 which gives a favorable variance of $25,798.00

This was contributed to by the following:

- Collection of Legal fees/Past due Debt +$17,865
- prepaid maintenance fees + $1,594
- Late fees and special assessment + $6,338

Special Assessment has collected $148,400 minus 1 Homeowner

Our Total Assets of $413,337 down from last month $423,138

Our big expenses this month:

- $20,175 expenditure

- New plants along Beacon - $13,725
- Water for new plants - $ 500 - AquaFlo
- $ 200 - Danny's Tree Svc 7/31
- $ 5,750 which will be covered from the Grounds reserve and also utilizing the Interest Reserve. This expense will be reduced from the expected City Grant of $2500.
- Insurance premium renewed which increased to $16,108 from $14,000 due to the amount of cash on hand but will be corrected once the wall construction is complete.
- Legal fees are over budget but is correlated with the income captured on the revenue side. –
- Common Area Repairs are over Budget $3,998 due to sprinkler system not functioning properly for Beacon Pl planting.

Delinquencies have reduced but still a balance of $4,608 from the following:

- -$2,208 in Past Due Payments/Fees from 8 homeowners
- -$1,400 from 1 Homeowner not paying Special Assessment who is with Lawyer.
- -$1,000 Fine

Discussion – Rose, a $1200 expendure for watering (Corey) was challenged; the Board believes the amount should be closer to $500-$600. As noted below, the treasures report was approved with the proviso that these numbers be audited and reclassified. The revised report noted above was submitted by Mark, and was received 8/20/26 following the Board Meeting.

Motion to approve treasurers report with one item for reevaluation. The report listed above considers the discussion point listed above: Linda

Seconded: Jane

Motion passed.

President Report

Summary: (presented by Rose)

- The city's permit for the wall stucco will be approved tomorrow
- The Viburnum are finally coming back
- Entrances to GTE is power washed and sealed
- Rainbird sprinkler system up and operational
- Kensington vinal fence has been installed in hammerhead
- Mailboxes on Georgetown Place – Creative mailboxes will be replacing the knocked down mailboxes.

Manager's Report

Summary:

- Georgetown Place – Live Oak tree, met with arborist, will be getting bid for trimming tree.
- Pond grass growing around ponds. MuGrow will be approached to cut grass lower around pond edge.

Georgetown East HOA

4. New Business

Topic	Discussion Summary	Decision/Action
Update on the wall	City variance meeting approved our application. Today the stucco on wood wall should be approved. It is estimated that it will take one week per section to complete of this wall section. Mark is working to secure signage about how to use sidewalks during construction.	Mark, Rose, and Dianne to monitor. Need to create and post signs directing traffic and walking around wall construction.
Grounds-Landscaping-Irrigation	Locked in with Coastline for irrigation through October, then will need new bids for 2027. The Board is monitoring the health of the new viburnums. About 5 plants appear dead. This will be discussed with Safety Harbor Landscape for replacement.	New proposals requested for 2027 maintenance. Plants to be replaced by Safety Harbor Landscape.
CD Discussion	The Board approved over $100,000 CD at Truist for 12 months at 3.2% rate. While higher rates (4.15%) are available, the Board decided to keep the CD monitoring under the management control of AmeriTech.	Secure 12-month CD at Truist Bank for $100,000.00 investment

5. Old Business

Topic	Discussion Summary	Decision/Action
Spectrum Cable Committee	Linda Marshall to chair the committee. Work with Todd L. and hopefully Roof to evaluate our options. Part of the evaluation should be to include competitive evaluation for services from other cable providers. The strategy is to leverage a $150,000 entry offer from Spectrum to negotiate better rates from current providers (Wow and Frontier).	Report back to the Board at the next meeting.
Status of ASC Guidelines	Defer until next meeting.	Jane and Carol to follow-up
Insurance policy	The annual premium increased from $14,000 to $16,000 due to our high cash on hand. Management will monitor and investigate a “cancel and rewrite” strategy to lower the premium once the wall construction is completed	AmeriTech to monitor and follow-up.

Georgetown East HOA

6. Committee Reports

Committee	Chair	Summary
Architectural Review	Jane Rakestraw	No additional report
Grounds/ Landscaping	Co-chairs – Tom Geraci, Kathy Mann	No additional report
Infrastructure	Mark Nicely	We would like to thank everyone for their patience, understanding, and cooperation as we continue to navigate the challenging process of obtaining the necessary permits to improve the perimeter wall in our community. We have submitted all required materials, including the survey, landscaping drawings, hybrid design revisions, variance requests and hearing materials, and the Right-of-Way application and drawings. At this time, we are awaiting the City's review before we can move forward with the Stucco project which should be approved tomorrow. The CMU portion is with the county and waiting for final approval. Traffic signs with notice of road closure will need to be placed at designated intersections. The project is budgeted at **$189,800**, with a **$9,486 contingency reserve** to cover any additional costs that may arise from further delays or unforeseen circumstances. There is also a grant of $5000 which will also help offset the costs.
Compliance	Sam Gray	
Neighborhood Engagement	June Thompson	**Resident Directory**: Have a final resident list. Formatted directory with only residents providing approval for their information to be listed. PDF of this report will be provided to AmeriTech for posting on the HOA website. Thanks, Todd, for doing the formatting. **Chili Cook Off:** Neighborhood inclusive event scheduled for October 11, 2027. Location is Marshall Street Park from 4PM to 7PM. No cost to residents. It is anticipated that approximately $100 will be requested to support this community event. **Budget request FY 2027:** A $500 Budget proposal to fund the Engagement Committee for 2027.
Other		

Georgetown East HOA

7. Announcements

Notes:

- Gate Specifications: A resident inquired about gate replacements; the Board clarified that vinyl or wood gates are permitted but must be "Georgetown Beige" and require an architectural submission.
- Construction Coordination: A resident requested coordination for the removal of a dead palm tree while the perimeter wall is down to ease access. Management agreed to facilitate this timing with the contractor.

8. Action Items

Task	Responsible Person	Due Date
Committee to be verified and continue to explore options to the Spectrum proposal	Linda Marshall to chair along with Todd L. Rose to invite Roof to join the committee.	Report update at next Board meeting.
ASC Manual review	Jane and Carol to complete the review and report back to Board	Report update at next Board meeting.
Continue to monitor wall construction	Rose, Mark, and Dianne to continue to monitor permitting and wall construction	Report update at next Board meeting.
Reinvest CD of $100.000 at Truist Bank	AmeriTech to manage	Report update at the next Board meeting.
Secure and approve February 2026 Board meeting minutes	AmeriTech to follow-up	Report update at next Board meeting.

9. 2026 Scheduled Meeting Dates

Dates: Board Meeting: Tuesday, April 14th
Board Meeting: Tuesday, July 14th
Board Meeting: Wednesday, August 19th
Budget Workshop: Friday, August 28th.

Georgetown East HOA

Budget Meeting: Wednesday, October 21st (meeting 30 day notice: Friday, September 21st)
Annual Meeting: Wednesday, February 17th (meeting 30 day notice: Tuesday, January 18th)

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: Carol
Seconded by: Jane

Vote: XX Approved
Meeting adjourned at: 7:45PM

Submitted by:

Junee Thompson, Secretary

Date: August 22, 2026