

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, January 13, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Carol Feinberg, Diana Tischendorf, June Thompson, Rose Wilkes and Mark Nicely. Andy Wright
Quorum	Roll Call - Quorum established
Board Member Absentees	All Present
Community Management Representative	Jenny Kidd
Meeting - Called to Order/Adjourned	Call to Order – 6:32 pm Adjourned – 7:45 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Annual., February 10 th 6:30pm; Pre-Board to meet at 6pm.

► **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Sunday, January 11th at 11:35 am by Carol Feinberg in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

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

► **OFFICER REPORTS** –

President’s Report – Carol Feinberg

Board meetings are moving to quarterly with 2026 dates identified as: 4/14, 7/14, 11/10 and a September Budget Workshop. Our upcoming Annual will be 2/10. A thank you expressed by Carol to the volunteers on holiday decorations. Addressed finalizing on a Storage Unit. Mark motioned to approve the proposed non-climate mini storage unit at \$37/month with Master Key mini storage. Rose then seconded the motion. All in favor of acquiring the new non-climate storage unit with Master Key. This is the first board meeting since our past President Karen Bartoszek moved and has resigned from the board. Carol is filling in over transition period and is still getting caught up on everything.

Treasurer’s Report: Presented by Mark Nicely

Full Year Budget

-\$154,966 ahead of budget (due to Legal Fees collected, pre-paid maintenance, and \$145K in Assessment Collection.

Total Assets are \$402,525 vs last month number of \$382,985

Opened an 8-month CD with \$50K at 4%.

Delinquencies - \$21,544 in past dues from 12 homeowners. \$15K from 1 homeowner. \$5.3K due with assessment and \$295 delinquency fees on assessment.

Motion to approve Treasurer's Report by Rose, Carol Seconded, all in favor. Treasurer's Report approved.

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

Pressure Washing – we have proposals, and we also will remind Cool Breeze for one additional quote. We are getting proposals for sealing of pavers at entrance ends. Looked at Ponds with proposals for dredging to clean out all the greens. Kensington pond is not retaining water. This will get our storm systems for the community and ponds in a good position. There's been a lot of sediment build-up. Quote on ponds from Seminole Septic is coming in at approximately \$7K/day for 3 days covering all three ponds and whole pond system. Sediment clean-up -- including the pipes. The last time this was completed was in 2017. Grant was approved for the shrubs project at \$2500. Interest to date on Money Market is at \$10K. Look at decision at Annual meeting – 6pm preboard. Board is suggesting additional quote to bench against any final decision.

Noticing progress on violations and positive movement. Monday, 1/19, 10am Jenny will be at community for a walk-through. On Collection Policy review there is a minor change that now states anything 90-day past due goes to Association Attorney for collections. Motion by Diana made to accept updated collection policy with change made on 90-day past dues. Mark seconded, All in favor. Motion passed to approve updated Collection Policy.

► **COMMITTEE REPORTS –**

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

1212 GT Drive – Fence Replacement w/ Tan Vinyl and update on Fence Posts. 504 Roxbury – New Impact Windows. Both motioned by Rose and seconded by Andrew for approval. Requests passed by board.

Infrastructure Committee – Covered by Mark Nicely

Mark provided an update on the wall project. It is now in final stages of permitting. We have also come to an agreement on treatment of trees (between arborist, landscape architect and PM). Crews are ready. Mark will be meeting with homeowners for an intro with PM and to cover any questions. Final drawing to the arborist tomorrow morning 1/14. Also, discussed ponds and stabilization that Jenny brought up in Manager's Report. Looking at staying compliant on state statues re: pond walk out. Carol also confirmed that we are reaching out to MuGrow as a reminder on the reflectors and being mindful on this. There was a 1214 Roxbury Utility issue around the dug up common area on Roxbury. Sod replacement there is needed.

Grounds – Jenny shared Fred McFaul's update on landscaping/grounds.

Fred confirmed that there were plans to have a better Fountain, and underwater plants to be installed at Kensington Pond, but this has not been completed yet.

Engagement Committee – June updated everyone

Item 1: We are running low on directories. Jenny is managing the list. June confirmed the list from Jenny is great and the best one she has received to date. It has specifics on who is a renter vs who is a homeowner. Reliability of homeowner information is improving.

Item 2 – Form that went out w/ packets did not have the opt in on communications.

Homeowner Comments –

Ann Maria Lorenses – at Lot 90. She has made a purchase of reflectors and posts for placement around her shrubbery.

7:45 - motion to adjourn by Mark, Andy seconded, all in favor. Adjournment approved.