

GEORGETOWN EAST HOA

Hello Neighbors!

Happy 2025! Enclosed is the Annual Meeting Notice package for our annual meeting scheduled on **Tuesday, February 11, 2025, at 6:30 PM**. We hope you will be able to join us. This year, three board seats are opening up. If you are interested in making a difference in our community, please consider running—we would welcome your perspective on the board!

Reflecting on 2024

It was quite a year. I have served on the board multiple times over the 20 years I have lived in Georgetown and this was a year for the books. The good news is we met each challenge head on with the best interest of the community in mind and our HOA is solid and well positioned for the year ahead and the future.

A few highlights and priorities of 2024 were addressing the collapsing walls and getting our arms wrapped around the 1985 amendment/agreement with the city that determined that the perimeter walls were fully HOA-owned which led to a “must do” of cleaning up our walls/ fences standards with our HOA attorney. Through the work on the Walls and Fences Standards we also learned that the 2012 amendment regarding responsibility for access gate wall/fence had been omitted from the documents when they were revitalized in 2017. This was an important amendment and thank you to the community and your votes to reinstate that in 2024.

While the wall project proved to be a bigger challenge than expected with permitting and hurricane delays, we did have a few bright spots. The Beacon Place wall was power washed, patched, and painted, and it looks fantastic. The Roxbury Pond neighbors selected a new picket fence style, which is nearly complete. And finally, construction on the first two of the fallen walls is currently underway.

Hurricane season

Just when we were ready to move ahead with the wall replacements hurricane season hit. And did it hit. Fortunately, we did a deep clean of the trees earlier in the year, however, thanks to the strength of Debbie, Helene, and Milton we still had a lot of debris with each storm. Our lawn company did an amazing job cleaning up promptly after the storms passed--even when they had their own homes impacted, as well. Unfortunately, several neighbors had large trees fall, along with losing our stately oak at the end of Westborough.

Ongoing Improvements

We also accomplished a lot of essential housekeeping in 2024, including working with our HOA attorneys to resolve outstanding delinquencies and short /long term rental issues. We delivered new directories, worked to make our website a greater resource for homeowners. We had mailbox repairs due to age and hurricanes, fixed the entrance lights, street signs and ditch repairs. Duke Energy addressed overgrowth on power lines along the ditch. Sidewalks were leveled for safety. We uncovered irrigation issues and are addressing those with quarterly management. Our ponds are well maintained and now have a natural buffer to prevent grass cuttings and weed killer from entering ponds and affecting water and wildlife health. While we had a few alligator visitors last year the State's Alligator Hotline was very responsive to our concerns.

GEORGETOWN EAST HOA

Looking ahead, our roads will be resealed in the near future, Kensington Park is getting a much-needed clean-up, and an updated Reserve Study is currently underway.

Financials

With the unexpected expenses of 2024, we prioritized responsible spending. We negotiated savings on major contracts and worked diligently to prevent maintenance fee increases for 2025. Several homeowners weighed in on our 2025 budgeting process. A few cost savings were made in the 2025 budget including pausing mulch installation at the homes in 2025 and not funding neighborhood social events. However, the Marshall Street wall replacement is unavoidable in 2025 and will require a special assessment. We are working to keep this assessment as low as possible and will provide detailed information to the community as soon as it is available.

Looking Forward to 2025

This year, we are focusing on ensuring that our community continues to be a drawing card for new residents and our property values continue to be strong. In addition to maintaining our HOA responsibilities of governance and common area management, we will be forming task forces to include more neighbors in planning efforts. These task forces will focus on:

1. **Hurricane Preparedness:** Learning from 2024's storms to improve future responses.
2. **Grounds Planning:** Developing a 5–10 year master landscaping plan.
3. **Budget Planning:** Encouraging homeowner awareness and input.

Celebrating Georgetown's 40th Year

As we enter Georgetown's 40th year, we have so much to celebrate. With a solid budget, a well-maintained community, and major challenges behind us, we are ready to build on this strong foundation.

Thank you all for your continued support and for making Georgetown such a wonderful place to call home. We look forward to seeing you at the annual meeting and working together in the year ahead.

Warmest regards,

Karen

Karen Bartoszek
Georgetown East HOA Board President

GEORGETOWN EAST HOA

ANNUAL MEETING NOTICE AND ELECTION OF DIRECTORS

To All GEORGETOWN EAST HOA Members,

The ANNUAL MEETING of GEORGETOWN EAST HOA will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, February 11, 2025, AT 6:30 PM**
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT
24701 US HWY 19 N SUITE 102
CLEARWATER, FL 33763**

The purpose of the Annual Meeting is to elect Directors and to conduct any other business as permitted by Florida Statutes and the governing documents of the Association. Nominations for Directors can be self-nominated or can be taken from the floor. Any Homeowner or other eligible person may nominate any other Homeowner or eligible person, if written permission has been given from the person being nominated.

Agenda items are as follows:

1. Call to Order
2. Appoint Chairperson to the Meeting
3. Proof of Notice of the Meeting
4. Certifying of Proxies & Establish Quorum
5. Read or Waive Minutes of Last Members' Meeting & Motion to Approve
6. Election of New Directors
 - Call for Candidate Nominations from the Floor
 - Introduction of Candidates
 - Close of Nominations
 - Appointment of Persons to Assist in Counting Ballots
 - Casting of Secret Written Ballot
7. New Business
 - Open Forum
 - Announcement & Seating of New Board
8. **Adjournment**

A quorum of Association Members must be present, in person or by proxy, at the meeting in order for the business of the Association to be conducted. It is therefore **VERY IMPORTANT** that you either attend the meeting or provide a proxy, in order for the Association to conduct business.

The Organizational Meeting for the new Board will be held immediately following the Annual Meeting.

BY ORDER OF THE BOARD OF DIRECTORS
ANGELA JOHNSON, LCAM

"Notice of Intent to be a Candidate for the Board"

SELF NOMINATION. (✓) _____ I (name) _____ hereby nominate myself as a candidate for election to the Georgetown East HOA Board of Directors.

DATE: _____ UNIT #: _____

SIGNATURE: _____
(Signature of candidate)

ADDRESS: _____

CITY/STATE: _____

TELEPHONE NUMBER _____

I am aware that the following requirements are expected from me if I am elected:

TRANSPARENCY ACT: As a Director I must submit a photocopy of my non-expired driver's license or passport verifying name, date of birth, address, and unique identifier of the document (driver's license number or passport number).

EDUCATION REQUIREMENT: Newly elected or appointed HOA Directors must submit a certificate that they have completed a DBPR-approved educational course within 90 days of their election or appointment to the board.

CERTIFICATION VALIDITY: The completion certificate is valid for 4 years

RECURRING EDUCATION: Directors must complete the course every 4 years

COURSE CONTENT: Training includes financial literacy, transparency, recordkeeping, fines, and meeting notices.

CONTINUING EDUCATION: Directors of associations with fewer than 2500 parcels need 4 hours annually. 2500 or more parcels need 8 hours annually. Non-compliant directors are suspended until they meet the requirements. The board may temporarily fill vacancies during suspensions.

RECORDKEEPING: Associations must retain educational certificates for 5 years for member inspection. Lack of certifications on file does not invalidate board actions.

I AM () AM NOT () enclosing an information sheet about myself.

I understand that I am responsible for the accuracy of the information contained in my Information Sheet.

RETURN TO: **GEORGETOWN EAST HOA
AMERI-TECH COMMUNITY MANAGEMENT, INC.
24701 US HIGHWAY NORTH, SUITE 102
CLEARWATER, FL 33763**

GEORGETOWN EAST HOA
BOARD OF DIRECTORS
ORGANIZATIONAL MEETING

NOTICE is hereby given that the Board of Directors is holding a meeting at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, February 11, 2025**
Immediately following the 6:30 PM Annual Membership Meeting
- **LOCATION: AMERI-TECH COMMUNITY MANAGEMENT**
24701 US HWY 19 N SUITE 102
CLEARWATER, FL 33763

Agenda

1. Call to Order
2. Appoint Chairperson of the Meeting
3. Appoint Officer Positions
 - (1) President; (2) Vice President; (3) Treasurer; (4) Secretary
4. **Adjournment**

ALL OWNERS ARE WELCOME TO ATTEND

BY ORDER OF THE BOARD OF DIRECTORS
ANGELA JOHNSON, LCAM

PROXY WILL ALSO BE USED TO ESTABLISH A QUORUM

**GEORGETOWN EAST HOA
PROXY**

The undersigned owner(s) or designated vote of Unit/ Address _____ in **GEORGETOWN EAST HOA** hereby appoints the **Secretary** of the Association or _____ as my proxy-holder to **ATTEND** the Annual Membership Meeting of **GEORGETOWN EAST HOA** to be held at **Tuesday, February 11, 2025 at 6:30 PM at AMERI-TECH COMMUNITY MANAGEMENT 24701 US HWY 19 N SUITE 102 , CLEARWATER, FL 33763.**

The proxy- holder named above has the authority to vote and act for me to the same extent that I would, if personally present, with power of substitution, including the establishment of a quorum, in all matters before the membership, except that my proxy holder's authority is limited as indicated below:

_____ **GENERAL POWERS:** I authorize and instruct my proxy holder to use his or her best judgement on all other matters which properly come before the meeting and for which a general proxy may be used.

Signature of Owner or Designated Voter:

Signature of Co-Owner

Date:

Print Name:

Print Name:

Date:

SUBSTITUTION OF PROXY HOLDER

The undersigned, appointed as proxy holder above, designates _____

To substitute for me in voting the proxy set forth above. (Print Name)

Dated: _____

(Signature of Proxyholder)

This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment. In no event is the proxy valid for more than ninety (90) days from the date of the original meeting for which it was given.

VOTING BY PROXY

If you are unable to attend the Membership Meeting and wish to vote on all issues/items by proxy, please note the following information about proxies:

1. A proxy may be used for the purpose of establishing a quorum, and for appointing another person to vote for you in the event that you might not be able to attend the meeting.
2. The proxy must be signed by the owner or voting representative of the unit to be valid.
3. By selecting "General Powers" on the Proxy, you authorize and instruct your proxy holder to use his/her best judgement on all matters which properly come before the meeting and for which a general power may be used.
4. The proxy should be submitted to the Association prior to the scheduled time of the meeting. **The proxy can be submitted by faxing to 727-723-1101 or mailing the proxy to Ameri-Tech Community Management, Inc., 24701 US Highway 19 North Clearwater, FL 33763.** You may also bring the proxy with you the night of the meeting. It is encouraged that you submit your proxy in advance of the meeting in order to avoid delay in registration.
5. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may withdraw your proxy when you register at the meeting.
6. A proxy may be revoked in writing or superseded by a later proxy to another person. It may be assigned (substituted) by the person designated on the proxy to a third person if the person you designate as a proxy decides that he or she will be unable to attend the meeting.

The Association will incur additional administrative costs if the meeting is rescheduled due to failing to achieve a quorum

GEORGETOWN EAST HOA

Please Return to Ameri-Tech Community Management, Inc.,
24701 US Highway 19 North Clearwater, FL 33763
Phone - 727-726-8000 Ext: 232- Fax 727-723-1101
EMERGENCY CONTACT INFORMATION
FOR OWNER OR TENANT

PROPERTY ADDRESS _____ UNIT _____

Please complete the form below by PRINTING the requested information, sign & date and either hand deliver, mail, or scan & email to Ameri-Tech Community Management, Inc. Attn: Angela Johnson

Homeowners Name(s) _____

Resident Address _____ Unit _____

Mailing Address (if different) _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

Email 1 _____ Cell # 1 _____

Email 2 _____ Cell # 2 _____

Email 3 _____ Cell # 3 _____

Nearest Contact (relative, friend, neighbor) with a key (in case of emergency)

Name _____ Phone _____

Mailing Address _____

Nearest Relative (in case of emergency)

Name _____ Phone _____

Mailing Address _____

TENANT(s), if applicable _____

Home Telephone Number _____

Work Telephone Number _____ Text Cell Phone: YES or NO

E-mail 1 _____ Cell # 1 _____

E-mail 2 _____ Cell # 2 _____

Number of Person(s) occupying unit

Number of Pets (and type)

Adults(s) ____ Children ____

Dogs ____ Cats ____ Other ____

☐ I give permission to share my personal information (phone numbers, e-mail & address) with other GEORGETOWN EAST HOA residents and have this information published in the 2025 Georgetown East Directory.

PLEASE SIGN AND DATE BELOW:

Owner Signature

Date

Co-Owner Signature

Date