

# GEORGETOWN EAST ASSOCIATION, INC.

## Board Meeting Minutes

October 23, 2019

**Board Members in Attendance:** Linda Marshall, Sam Gray, Mary Gamble, Jane Rakestraw and Lois Miller **Board Members Absent:** Roth Block, Karen Bartoszek

**Ameri-Tech Community Management:** David Fedash, LCAM, Marc Evans, Administrative Assistant

**Linda Marshall called the Board Meeting to order at 6:35 pm** A quorum was established.  
**Notice of meeting was posted in accordance to statute.**

**Approval of Minutes 09/17/2019** Linda asked to have Mary's name removed from the last meeting minutes as she was not in attendance.

***Motion***, Linda moved, and Sam seconded to approve the minutes of BOD Mtg Tuesday, September 17, 2019-All in favor Aye-Passed.

**Approval of Minutes 09/26/2019** Linda asked for clarification of a couple items:

- David clarified that the approved expense of \$750.00 was to GHD Engineering
- Linda clarified that the meeting was Adjourned by Sam

***Motion***, Linda moved, and Mary seconds to approve minutes of BOD Mtg Thursday, September 26, 2019- All in favor Aye-Passed

### **Treasurer's report:**

Linda stated that there is no Treasurer's report.

### **Communications Committee:**

Mary Gamble stated that after the last Fall Newsletter, Mary Doyle will step away as of January 2020 and transition a new person. Mary's thought regarding the transition: a lot of work around communication has been done like Facebook and other media/emails and the website clean- up. Perhaps the board should consider doing a one-page letter type communication to accommodate those homeowners without electronic communication rather than the traditional Newsletter. The Board agree it would revisit the topic in January. Mary would like some type of accommodation or recognition of Mary Doyle and Carolyn Smith for their years of service doing the Newsletter.

### **Grounds Report:**

Linda stated that David's report identifies all issues

### **Social Report:**

Lois stated the invitations for the Holiday Party went out in the Newsletter and she has 24 RSVP's so far. Should be a very nice evening with catering and a harpist booked. Anyone who wants to donate beer? David asked for any deposits that are required to be sent to him. When Roth gets back, he will sign the contract with the Harpist which is \$200.

### **Architectural Report:**

Jane stated nothing much to report, two people are submitting paint requests, nothing in the works. David asked if 1208 Roxbury is one of them, Sam said yes. Jane said the wrong form was filled out, does not have that information.

### **Old Business:**

David presented a Status Report answering Karen's bullet points in a memorandum from Karen. David highlighted his responses in yellow. In anticipation of the paving project, he notified the City and Public Works and City Manager. Paul with Safety Harbor Code Enforcement said he would contact Pinellas County Sheriff's Office if Marshall Street Park is needed to park cars. David notified the Post Office and Chad with public works regarding trash pickup, he will also go back a couple weeks before work begins and give the notices out again as a reminder. Linda stated they were going to have public works postpone the yard waste and only do one garbage pickup. When Roth comes back, we will discuss notification about the paving schedule, to be door hangers or some kind of notification.

### **Wall Inspection Status - Marshall Street**

David stated letters went out on the 20<sup>th</sup> and that he has one proposal from Boyd for \$3,600 per section. A need to go into back yards, not sure what the inspection will show on the other side of the wall, could be a lot less. The \$3,600 could come out of the operating account possibly to start. The total of Marshall Street wall is approximately 5 sections. Linda wants to re-visit, asked David to contact the property owners and ask if the gate can be left open to inspect the inside of the walls. Question if painting is included in the repairs.

**Erosion update Marshall Street:**

J. Bolt gave proposal of \$7,500, GHD inspection said they will have a proposal by the end of the week.

**Roxbury/Westborough Ditch:**

David stated that he walked all the canals and only saw two small sections with erosion, the steepest sections are what the HOA is responsible for. David stated that the reason for the erosion is usually the gutters. Linda said if David wanted to be proactive with the two properties that would be fine. David stated that now that it's not raining season, the city will start cleaning out the ditches but doesn't have a date. David asked for something in writing that the city will be responsible for the water flow, but the homeowners are responsible for the embankments for erosion.

**Ponds Update:**

David stated he spoke to Jimmy and mowing was not good, he will make sure to minimize any grass going into the pond. Use weed wacker and then go back to mowing and raise the blade on mower. Discussion to wait until the new Aquatic company starts, then decide exactly what to plant. Solitude will start November 1, 2019 and planting will be done by November 15<sup>th</sup>.

**New Business:**

**Streetlights on Georgetown Drive:**

Duke sent request for engineering to come out, David pulled the electric bill and there are 20 decorative concrete Victorian posts and HOA paid \$591 for that. There are rented fixtures as well, they need to come out and do a survey, where they can get electric to the posts. Some sections are dark. No cost to have the survey; David is looking at the LED lighting and rejected that process. David said that the fixture cost should be less than 30-40 dollars per fixture to rent and then add the install charge.

**HOA Home Maintenance Compliance Request:**

501 Haverhill & 1208 Roxbury have come into compliance. The homeowner at 501 Haverhill did some wood siding repair and painted. 501 still has a blue tarp on the chimney but is in City Standards compliant. 1208 Roxbury was in violation for the pool and they brought the pool into compliance within the time allowed. Pool again may be in violation. Paul will inspect again but new owners are responsible to bring the home into compliance. Sam mentioned that several homes need roof cleaning (501, 1106), David will inspect for violations.

**Irrigation:**

David stated that the water usage is way down, dry season coming up, not all sprinklers will be turned on at once. Only four zones should be on, Beacon Place grass was getting brown, rain helped resolve.

**Collections:**

David talked about the aging report, one account over 90 days will be getting a notice. One account is 60 days, total outstanding currently is \$1,800.

**Questions and comments from residents:**

Resident Dan Thompson from 1305 Roxbury Dr, brought an issue he said is not a board issue, but he has filed a complaint against the owner of 1208 Roxbury with the regulatory agency that oversees appraisers. He said he has read the Documents/Covenants and believes 1208 is a nuisance to the neighborhood. He said that 1208 dramatically affected his house appraisal.

Mary asked Dan if he was aware that the HOA had sent the 1208 Roxbury homeowner a letter dated October 1. Mary then read the letter giving him 30 days to correct three problems – Wood Rot – House them 30 days to correct three problems – Wood Rot – House Painting with approved color – Access fence needing repair or replacement. Mary asked what the board's options are after 30 days. Dan pointed out that according to the city 1208 is in compliance, but the board can determine if the property is an embarrassment or a nuisance. Dan states he thinks the garage door needs replacing and the landscaping is horrible. Mary doesn't want to wait for 30 days for the board to understand what its' options are on day 31 should compliance not occur by day 30 and suggested that the board and homeowners present at the meeting collectively understand the process for notification of resolution of noncompliance. Linda states that the board has had this type of issue with other properties, similar letters have gone out. Typically, after 30 days if there is no accomplishment of repairs done David has a timetable that he follows with the Attorney. Linda points out that there are three different letters used and David could be more lenient depending on the issue is. David points out that this situation with 1208 Roxbury was handled as if the Homeowner was a cooperating owner. Linda points out that a first letter is standard process that identifies the issue with a timetable and then if there is no resolution it moves to step two being a letter from the Attorney. Hence motions were made as follows:

***Motion***, Sam makes the Motion that on day (31) Thirty-One, if the owner of 1208 Roxbury is not in compliance with all three issues that were in the original letter sent on October 1, 2019 that the board is Authorizing the Attorney to take the next step. The Attorney would send a letter to state that all repairs need to be complete within the time period of 10 days which would be November 10, 2019. Linda seconds. All in favor Aye-Passed.

***Motion***, Mary makes a Motion that if the second letter is not productive, that the board executes what the HOA Documents tell them they can do with a 2/3 vote, relative to going in and making the repairs and charging the property owner. Sam seconds - All in favor Aye-Passed.

Mary asks Dan if these two motions addressed his concerns. He said yes and thanked the board.

**Motion to Adjourn:**

Linda made motion to Adjourn and Jane second the motion and all in favor Aye-Passed.

**The meeting was adjourned at 7:45 pm**