

Georgetown East Meeting Minutes HOA Special Wall Assessment Meeting Date: Tuesday, June 3, 2025	
Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Diana Tischendorf, Mark Nicely via Zoom, Carol Feinberg, Gerard Bribiescas, Andy Wright
Quorum	Roll Call - Quorum established
Board Member Absentees	June Thompson
Community Management Representative	Michael Diorio
Meeting - Called to Order/Adjourned	Call to Order – 6:30pm Adjourned – 7:00 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. June 10 th 2025 (regular board meeting)

☐ **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Monday May 19th at 11:30am by Karen Bartoszek in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

Certified Quorum established

Participating Homeowners: Fred & Becky Meyer, Dan & Allison Thompson, Pam Smith, Linda Marshall, Mary Gamble, Leo Moscardini, Anne Marie Lorences, Melissa Haist

☐ **MARSHALL STREET WALL SPECIAL ASSESSMENT**

Karen opened the discussion on Marshall Street Wall Assessment. Purpose of meeting is to vote on the assessment amount that was communicated in the recent May 20th mailing. Karen turned discussion over to Mark Nicely, Infrastructure Chair, to walk us through where we are at today and how we arrived at assessment amount.

Mark first confirmed that last week we started a new reserve study to ensure timely upkeep of the Community. Mark began with reviewing the responsibilities of the Board and how Community interacts with board. Pointed out board's fiduciary responsibility to future members and our responsibility to the Community as a whole. Mark also walked us through the history on wall project and emphasized any efforts involved have not been taken lightly. We had bids from 7 different Contractors that were vetted very thoroughly. Arrived at a total cost of \$183,823 with vendor of choice from shortlist. There is a shortfall \$143,770 after taking into consideration available reserves. This comes to \$1344 per household before adding in extra cushion for unforeseen project creep or an estimated collection shortfall at 10%. Total assessment established for vote is at \$1400, Reviewed the option for loan but too much exposure on interest liability. Is not a feasible option to pass on to homeowners. Covered the Stucco on Wood and Stucco on Block considerations. and mentioned our partnership with Black Fin at "no cost" to HOA as firm to help oversee. Mark also covered review of vendors and how we arrived at

Clyde. Also pointed out the Clyde quote includes an \$8K amount for landscaping. Other factors expensed into overall project and quote: temporary removal of vinyl fencing during construction and put back up at \$40/hour rate, additional \$2500 for restoring River Rock, management of traffic expense that we'll need to incur (required by city and county) and Painting of Wall by Sunshine Boys at \$8500. The Wall construction is projected to last 1-2 months. Projected July start to stay ahead of any late season Hurricane activity.

Round table by the board: All board members thanked Mark for his thorough due diligence and were good with the presentation and logic.

☐ HOMEOWNER'S GENERAL COMMENTS – (3 minutes per resident)

-Dan Thompson – Has received feedback from several owners. Dan–shared a few points:
Timing – Sense of a recession coming up and difficult time to hit folks with assessment. Feels that possibly some vendors could come down lower and more bids could be put out there.
Agrees concrete block is clearly the best option with safety and longevity. Proud of our Community maintaining lowest HOA dues in Safety Harbor. Positively impacts our resale.
Good job on Reserves. How big a difference on stucco over wood and did we fully exhaust the loan option. Brought up non-payments. Dan suggested solution would be to pause moving forward and take a little more time. Expects to see a lot of non-payments.

Allison – Board to consider Meeting Minutes and how current they are on the Website. Freshest Meeting Minutes posted from March.

Mary Gamble – Thanked Mark for excellent leadership on the project. She has been following his work by the month. Very comfortable with the due diligence done and Mark's role. She also looked at financing the wall option but ruled it out. Her check is already written.

Leo – He has followed the process very closely, as a homeowner that's personally impacted and has HOA sharing some of his wall. Pointed out that the board refreshed the wall standards last year, and there was an opportunity then to be fairer on how those standards are applied. Sited a stucco wall tear down replaced with Vinyl Fence near him. Leo shared history on his case from last year. Attributes this as an example on why the special assessment fee today is so high.

☐ APPROVAL AND VOTE

Karen made motion to approve the special assessment of \$143,770 or \$1400 for each lot, broken out into 4 equal payments of \$350 each. Carol Seconded. Discussion: Question raised on any 0% same as cash 12–18-month financing opening an HOA or Management Company Credit Card? Carol mentioned the financing on something like this would be up to individual homeowners. Vote made with all in favor. Motion passed and approved for special assessment of \$1400 per lot, broken out in 4 equal payments of \$350/month each. Assessment would begin in July. Ameritech to check on payment coupons. Coupons would follow our standard 10-day payment terms.

☐ **ADJOURNMENT** – Motion made by Gerard to adjourn at 7:00pm. Carol seconded. All in favor. Meeting adjourned at 7:00pm.