

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, March 11, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Diana Tischendorf, Mark Nicely, Carol Feinberg, Andy Wright, June Thompson
Quorum	Roll Call - Quorum established
Board Member Absentees	Gerard Bribiescas
Community Management Representative	Keith Phillips
Meeting - Called to Order/Adjourned	Call to Order – 6:30pm Adjourned – 7:48 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. April 15, 2025,

† **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Friday March 7th at 6:00pm by Karen Bartoszek in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

† **LAST MEETING MINUTES** – Jan & Feb Meeting minutes will be approved at April Meeting.

† **OFFICER REPORTS** –

President's Report – Karent Bartoszek reviewed.

Q1 off to a good start. We are addressing delinquencies. The road reseal is underway and should be completed by next Tues. The two wall projects are nearing completion. We are not using the current contract once updates are complete. Mark to update us on new bids and final numbers on Georgetown Place, Dartmouth and Marshall Street Walls. The goal is for bids to be done by the April meeting, and we remain ahead of hurricane season. Some concerns are surfacing from the community on pending wall assessment. We are working to be as cost effective as possible. Questions coming up on what we are spending right now, for example on the reseal. We continue to reassure the community that we are doing everything we can to keep costs under control.

Treasurer's Report: Presented by Mark Nicely
Roth is still working with Linda Marshall and Mark to assist with the monthly Treasurer's Report over his transition off the Treasurer role.

Review of current Budget status:

- Currently \$22,400 ahead of budget. And \$2200 ahead of YTD budget. The bump ahead is due to legal fees, past dues and reimbursement collections.
- General Admin expenses are over \$1200.
- Currently at \$256,435 total assets.

- Still suffering from delinquencies. Some have been carrying over for 6 months now. About \$11,000 in past due payments. Over 90 days – have two with the attorney. And a judgement that recently passed.

A motion was made to approve the Treasurer's Report by Carol, Andy seconded. all in favor.
Treasurer's Report Passed.

† **MANAGER'S REPORT** – Keith Phillips reviewed the Manager's Report

Violations are being completed as needed. We have two with the attorney with upcoming compliance hearings. Holding weekly calls with Karen. SH City Grant – required ROW paperwork submitted. The road reseal project is almost in completion. Reserve Study- follow-up questions sent. The electrical breaker needs to be reset. If it's still an issue, Consolidated Electric can come out and assess. Also, more follow up on the Engineer's Report which Mark will cover.

† **NEW BUSINESS** –

2025 New Committees Voted on

- Architectural Standards Committee: Karen as interim Chair. Members - Fred McFaul, Jill Casey, Diana Tischendorf, Carol Feinberg.
- Compliance/Grievance: Sam Gray as Chair, Linda Marshall, Debbie White, and Cindy Huffer.
- Grounds: Karen Bartoszek, Tom Geraci (co-chairs), Alison Thompson, Fred McFaul, Kathy Mann.
- Infrastructure: Mark Nicely as Chair, Andy Wright, Dan Kistel
- Neighborhood Engagement – June Thompson as Chair, Rose Wilkes, Donna Edwards, Rollie Haugen, and Tara Golden.

Carol made a motion to approve Committees named, Mark seconded. All in favor. Committees named approved.

2025 Board Projects

In progress: Sidewalk power washing, Road Reseal, Reserve Study completion, and Walls project. Completing 406 & 516 GTP. Then up 409 GTP/1104 Dartmouth, followed by Marshall Street Wall.

New for 2025: Revise Welcome Packet for new homeowners and audit distribution list for accuracy. Creating a master plan for grounds and documenting front yard standards. Creating a Hurricane plan based in 2024 lessons learned. Addressing Kensington Pond and water retention issues. Refreshing and resealing entrance pavers.

Short Term Task Forces – Hurricane/Weather to get started in the next few months. Grounds Master Plan (April- June), Budget (Aug-Oct).

† **OLD BUSINESS** –

- Approval of Homeowner's Repayment Plan document. Motion made by Karen to approve the repayment plan as distributed. Diana seconded. Discussion: June asked for clarity on the timeline of Step 1 - notifying the homeowner. Achieved via Notice Letter. Agreed that

a notice goes out 30 days in advance and gets adhered to. Motion by June to approve, Carol seconded All in favor. Repayment Plan passed.

- Communication of lease submission for rentals – to ensure homeowners are aware of the process for submission and compliance. A move was made to revise the HOA Policy for lease documentation that was approved in February and remove the acknowledgement section. Andy seconded, all in favor. Passed to remove homeowner acknowledgement section. (based on affidavit from Ameritech to document mailing and that all received the communication by mail on lease submission policy along w/ a communication out via an email blast).

Note made to add to next meeting agenda topic of paper opt out and a look at current mailing spend.

- Moving monthly meeting day - Based on timing of financials, recommendation was made from last meeting. Motion was made to move from 2nd Tues of month to 3rd Tues of the month. Discussion with Keith on making 3rd Tuesday recurring. Motion by Karen to move the meeting to 3rd Tuesday. Carol seconded all in favor on the move to 3rd Tuesday.

† COMMITTEE REPORTS –

Architectural Standards Committee:

One request this month, a landscaping request for Roxberry vinyl tan fence that does not face the road. Motion made to approve. Board approved.

Proposed Paint Color additions to paint book: June; missing 3rd paint color. Diana to follow up with an email to board of color shots of each on a house. Vote postponed until next meeting to approve additions.

Emergency Task Force - Andy will be on Emergency Task force for Hurricanes.

Grounds Landscaping Committee- Karen covered

We are mulching common areas and around mailboxes. New landscaping at 1300, Mulch bid. MuGrow - maintenance on grounds Crepe Myrtles. The tree walk through with Danny's will be in April.

Infrastructure Committee – Mark Nicely covered

There is a delay on wall construction of GTP wall. New Engineer design drawings for the wall. New estimates for Marshall Street and 409 GTP. Prices are higher than expected. Also new drawing out for Stucco on Wood. The 2' header is out of compliance, and we now have a redesign of drawing with 3' header. Also, 6x6 posts vs 4x4. Working out the numbers and what's in reserves. We are trying to keep it under \$1000 per homeowner for expected assessment. Two walls are currently under construction with permits pulled and underway. One-and-a-half-month process for the next set of permits. \$8,000 budget for tree and root removal.

Motion to replace the Roxbury Pond fence at 1210 GT Drive. Mark seconded. Discussion: \$1100 HOA covers, and homeowner covers \$340. Motion by Andy to approve replacement, Carol seconded. All in favor of accepting the replacement bid. Bid to replace fence passed.

† **HOMEOWNER’S COMMENTS – (3 minutes per resident)**

Janice – Had question on where payments go. Questioned the address on new coupons. Keith confirmed it’s a lock box at bank specific for Ameritech. No bank attached to the coupon.

Roof - Benjamin Moore Paint Store. One we were using is closed. Identifying and communicating a new location. Also pointed out the wall gap at bottom of new fence at Marshall Street entrance.

Dan (and Allison) - Difference of \$110K easy on the walls; Mindful of about \$800+ on an assessment.

Leo - Concern on the block wall previously quoted. Wasn't at code. \$47K when at code. Now a new wall quote coming in at \$27K impact on him.

† **ADJOURNMENT** – Motion to adjourn by Mark at 7:48pm, Carol seconded, all in favor. Meeting adjourned.