

Georgetown East Meeting Minutes

HOA Board Meeting Date: Tuesday, May 13, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Carol Feinberg, Andy Wright, Gerard Bribiescas, and Mark Nicely
Quorum	Roll Call - Quorum established
Board Member Absentees	Diana Tischendorf, June Thompson
Community Management Representative	Michael Diorio
Meeting - Called to Order/Adjourned	Call to Order – 6:30 pm Adjourned – 7:49 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. May 13, 2025,

☐ **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday, May 10th, at 11:38am by Karen Bartoszek in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

☐ **LAST MEETING MINUTES** – Karen made motion to approve March Meeting Minutes. No changes needed. Vote with all in favor of March Meeting Minutes. April and May forthcoming at next Board Meeting.

☐ **OFFICER REPORTS –**

President's Report – Karent Bartoszek reviewed.

Update on Fireworks from New Years and attorneys' advice. Because of the rules of the states, we can't prevent this as an HOA. However, we can put a notice in advance of 4th of July on responsible and respectful celebration. Hurricane Task Force – not a lot of takers yet. Karen will draft a first pass at hurricane standards for board feedback. We know we need to have this. Rental policy notices – posting at entrance signs and also sending out to 6 homeowners renting. Need a copy of the lease on annual basis. Beacon Place sign – electrical repair completed and sign working now. Walk with Danny's Tree Service. Noticed a street light at GTP with tree going around it that shines sideways and notified City of SH. Duke Energy will be out for a repair. Kensington Pond working with Extension Services to address the pond. Finally, Reserve Study – had it done and there are updates needed. Will get it out and plan for feedback in separate meeting.

Treasurer's Report: Presented by Mark Nicely

YTD

- Right now, we are \$19,647 ahead of our ytd budget. Much of this is attributed to collection of legal fees, and pre-paid HOA fees. Also, reimbursement of a tree removal is contributing to being ahead. Our General Administration is over by \$1000, and a lot of this is due to beginning of year special mailing and year end reporting.
- Also, \$2250 received for reimburse for tree removal. There is \$2k from a resident fine that will carryover.

Assets

- Currently total assets at \$245K vs last year's at \$251K. We've been paying down the walls and getting everything reimbursed. Books, as of today, are caught up.
- \$10K in past due payments with some lingering on with 13 homeowners. We do have some homeowners in question. One unpaid since last March. Attorney recommends proceeding with lien. Also, still \$2K in open fine from another homeowner. Still waiting on \$2.5K in reimbursement on removal of a tree.

Full Year Budget

- Currently \$27,179 ahead of Full Year Budget

Further discussions on open \$2K fine and the longer-term collection delinquencies. Biggest delinquencies appear to be same homeowners. It's obvious this homeowner is aware of their delinquencies. Put on next month's agenda regarding move from mailing to emails to help with budget reduction. Mike checking on an email with click in.

Call for a vote by Karen to approve Treasurer's Report, Gerard moved to approve Treasurer's Report; Carol Seconded all in favor – Treasurer's Report approved.

Gerard made move to have attorney place a lien of 406 GTP. \$1680 is outstanding from 2024; total balance \$2610 from last year and this year. Gerard made move to have a lien placed on lot associated with 406 GTP in amount of \$2610.00. Mark seconded, all in favor. Motion passed to have a lien placed on 406 GTP in amount of \$2610.00.

Gerard made a move to place a lien on lot number associated with 1104 Dartmouth Terrace for \$735.00. Mark seconded, all in favor. Motion passed to place lien on 1104 Dartmouth for \$735. (includes maintenance and late charges).

Gerard also brought up Website Compliance fee of \$55/month. Started appearing with not discussion about it. Has been transition in Managers, so Michael will need to look into this.

☐ **NEW MANAGER INTRO** – Michael Diorio is our new Property Manager

☐ **MANAGER'S REPORT** – Covered by Michael Diorio

Michael covered April's Balance Sheet. Reconfirmed our Operating Fund at \$76K, Reserves at \$167.8K, and \$245K total liability and equity. Also covered update on our delinquencies from over 30 to over 90 and violations.

☐ **OLD BUSINESS** –

- Review current Ameritech new homeowner information; includes cover letter from Ameritech with new homeowner information. Separate communication from the board. Confirmed Rules & Regulations are on the Website. Karen would like to have this run by Engagement Committee to make sure we synch up and are aligned with what Ameritech sends out vs any welcome from the HOA board. We will work with Neighborhood Engagement to make sure these both synch.

□ NEW BUSINESS –

- Records Retention Policy – This is part of house bill 1203 passed last July. Standard document created by our Association Attorney. Karen made motion to accept the Records Retention Policy created by our Attorney. Gerard seconded. Discussion: Gerard had a question on #3 re: a communication policy. Do we have anything documented on this and how do we reference? Our CCRs are our governing documents. We need to find out from our attorney on what they are referencing on communication policy that we've never seen. Will table until next meeting after we have answers regarding Communication Policy.
- Website updates and password protection – Karen will be drafting a note, so everyone is aware of original December communication that went out on this. This is regarding the website update with separate section for docs and contracts not necessarily available as public documents. This update is part of new Florida regulation. Karen will send a note explaining why we have to do this.

□ COMMITTEE REPORTS –

Architectural Standards Committee: Karen presented

Still looking for a new Chair

One request this month for 411 Westborough Hurricane Protection Panels – passed by all ASC members. Karen made motion to approved ACR for 411 Westborough. Gerard seconded. The request has been approved.

Grounds Landscaping Committee- Karen covered

- Annual Tree Trimming Bid. We had our annual tree walk with Danny's. We went out for 3 bids. Including Arbor Life and Stevens. Bids covering hardwood trees as well as palms. Danny's bid came in at \$12.5K. And Steven's came in at \$52K. Karen would like to make a motion to accept Danny's this year for tree trimming. Carol seconded. Discussion. Our budget this year is \$15K. Did a thorough review with Grounds Committee. Suggesting we go with Danny's and then maybe do a deeper dive on the large difference on bids at a later time. Motion by Karen, with Carol seconding, voted on. All in favor. Motion approved to accept Danny's for the proposed tree maintenance on palms and hardwoods.
- Discussion on Landscaping at new walls along Kensington. Still waiting on MuGrow to get back to us with bid. Ground covering between sidewalk and street. What we are thinking is a Crepe Myrtle as decent size tree had been there. Discussed 30 Gallon Trees city was giving away. We missed this on the timing. Table vote until MuGrow is back to us with landscaping bid on this area.
- Also, Committee is ironing out baseline standards. i.e. on brown mulch, etc.

Infrastructure Committee – Mark Nicely covered

- Wall Project – Last meeting a vote was made to move forward with Clyde's for Wall Construction. Mark reviewed breakdown on wall bid: 554' of wall, Remove wall that's there, Pull Permits and replace block wall for \$139.5K, right around \$163.5K with stucco. Added for landscaping tree/root removal and landscape restoration, built \$10.5K in. Clyde's will manage traffic for us. \$8500 budgeted to painting. Privacy fence \$1326. Total is \$183,823. Also took into consideration our Wall Reserves, deferred Reserves and Reserves interest. \$40K being used from these reserve accounts brings calculation total to \$143,770 divided by 107 homeowners. Assessment recommended at

\$1400 per homeowner, paid over a period of 4 months. Project is projected to take place over 2-4.5 months after permitting.

Mark made motion to accept contract from Clyde along with costs covered associated with it, Andy seconded. Discussion: Gerard did mention the columns and whether these were included. We budgeted \$8K for tree/root removal. They are not too concerned with this. Clyde's looked at Columns and have and found one for correction. Feels there is a 10.5K buffer to cover this.

Motion made to accept contract from Clyde Johnson with Andy seconding. All in favor. Motion passed to accept contract from Clyde Johnson for Wall Project.

- Special Assessment and next steps. Michael discussed Coupons being ordered for mailout on assessment. Recommendation is to get a special meeting out on assessment in two weeks vs waiting on next board meeting. Next Step: Notice of the meeting. Hold Special assessment meeting, and then Ameritech will step in to have payment coupons made. Gerard suggested not to rush it in two week and shoot for 1st week of June on this meeting to allow for better preparation and to avoid rush perception by community. Arrived at Special Assessment Meeting being held on June 3rd at 6:30pm. Some expected fallout from the communication, due to not all neighbors keeping up with board and reserve study activity.

□ **NEIGHBORHOOD ENGAGEMENT TEAM** – Rose Wilkes covered

Rose highlighted results of the recent surveys that got sent out by June Thompson. 37 out of 107 Homeowners responded. 34% response rate, which is good. Items of interest were tied at Holiday Party and also the area of helping others in community over disaster events. Some willing to give small fee for a community holiday party. Committee can put together a list that those who have offered with help and contact information. Help i.e. with storm prep and clean-up, walking dogs, preparing meals etc. Didn't see as much interest in i.e. cornhole. Will move forward with trying to put something together on upcoming holiday event.

□ **ANNOUNCEMENTS**

Gerard brought up May 23rd as workday of moving river rock from wall over to Kensington and other places to temporary preserve what we have in rock for repurposing. Looking for volunteers and 5 gallon wheelbarrows. Tag Team and by word of mouth.

□ **HOMEOWNER'S COMMENTS – (3 minutes per resident)**

- Rose confirming the "Yes" on \$1400 for resident that was mentioned. Verifying this is per homeowner not per resident. This is correct.
- Roof – 4 points. 1. Has been with Georgetown for over 25 years. Last time there as an assessment was 23 years ago. 2. Roof thanked the board and their work and feels it's one of the best boards assembled in several years. 3. Brought up restrictions on short term rentals and Airbnb's -- specifically concerns with one suspected Dartmouth. We have to have documentation vs speculation in order to do something -- some proof on ads, etc. 4. Marshall street wall Question. Is it to be stucco over frame or stucco over block and assessment per lot? Confirmed stucco over block and \$1400 per lot is estimated assessment.

□ **ADJOURNMENT** – Carol made a motion to adjourn the meeting at 7:49 pm. Andy seconded, all in favor. Meeting adjourned at 7:49pm