

## Georgetown East Meeting Minutes

### HOA Board Meeting Date: Tuesday, February 11, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Pamela Bell, Dan Kistel, Gerard Bribiescas, Mark Nicely, Andy Wright
Quorum	Quorum Established
Board Member Absentees	Diana Tischendorf
Community Management Representative	Angela Johnson - Meeting Chair
Meeting - Called to Order/Adjourned	Call to Order – 5:35pm Adjourned - 6:07 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	March 11, 2024

† **CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Friday 2/07/25 3:00pm by Karen Bartoszek in accordance with Association By-Laws.

† **LAST MEETING MINUTES** – Will be approved at next month's board meeting due to Diana out on vacation.

#### † **OLD BUSINESS – RENTAL POLICY PROCESS (VOTE)**

**Vote:** Gerard moved to approve the updated Rental Policy documentation; Mark seconded.

Discussion: Updated with a couple of tweaks related to collecting copies of the lease. Gerard indicated that homeowners are about to get a copy of the amendment that speaks to HOA rental policies. Should not only advise homeowners but bring to tenants' attention on the non-compliance penalties. Recommended we include the policy and its location 720.305 in state statutes. No attorney needed for review due to it being a basic add-in and the state statute referenced. All in favor with this change included. Motion passed on the updated Rental Policy Process with the change discussed.

#### † **NEW BUSINESS –**

##### **Hurricane Damage Tree Re-payment Process and Plans**

A breakdown in the process for hurricane tree damage replacement was identified post 2024 hurricane season. Karen invited June Thompson to speak on the topic as she was personally affected after hurricane Debby due to a tree that fell from her property. June brought suggestions to share on the matter of cleanup and tree replacement when homeowners are involved. HOA replaced her tree that fell with the hurricane clean-up. June's received a 30-day collections notice without any prior communications. She feels that she was left out of the process and never given a chance to remediate the problem nor have any say in the bidding process. June proposed three action items: 1. Clear documentation to homeowners on how storm emergencies are being handled. Inform and provide guidelines 2. Better homeowner communications and timeliness. Early and

frequently. 3. A look at the Management Company and their relations with the community. (Some acknowledgement to her on mishandling her situation). Suggested we have some homeowner emergency liaison between community, board and Management Company. Final note: Communications that go out be approved by the board. She will pay whatever her piece should be, but repayment should be reasonable.

Karen confirmed we do have a repayment agreement. We can confirm there was a breakdown in the process. Letters and communications should have gone out, and this being overlooked has helped expose issues we have with communicating over an emergency clean-up event. We are addressing this with Ameritech, and Karen confirmed she is now receiving copies of communications and approving these as they go out. In the Manager's Packet, we have included an outline of a repayment agreement. Motion by Pamela to open discussion about Repayment Plan. Mark seconded. Discussion: Gerard mentioned number of months and interest rate percentages need to be taken into consideration. Gerard reviewed part of the collection policy. Pam suggested verbiage on a case by case "by individual situation" on emergency clean-ups and see how attorney suggests this be stated, and on responsibilities. Karen confirmed we will get with attorney.

## † COMMITTEE REPORTS –

### **Architectural Standards Committee:**

-2<sup>nd</sup> Sheet Gerard included is annual review of what Homeowners submitted.

-Request denial on 411 Westborough to divide and change their fence line. Gerard made a motion to deny 411's request for a new fence lot design that exposes back yard by splitting fence between the Dartmouth neighboring property and its property into 2 separate back yards.

Motion passed by board to deny this 411 Westborough request.

-1105 Kensington fence request was automatically denied because we do not allow break-up and homeowner was informed.

-411 Westborough – Lot 42, Gerard moved to approve Tan Vinyl Fence with Federation Caps. All in favor for approval.

-Lot 2 Request. Gerard recommended approval of new gray town pavers for front drive and apron. Homeowner already installed. Pamela seconded for discussion. Discussion: Pam has an issue with homeowners doing whatever they want without seeking approval and the position it puts the board in. Why do we permit and set precedent for other homeowners to do the same. Pamela saw the property with changes and felt it is not congruent and emphasized the need to do something to prevent these from coming to the board after the fact. Roth pointed out covering this through the Welcome Packet and we ask for some acknowledgement that they received and read it. Also, a call out on our website. Gerard mentioned it can't just be a Welcome Packet but should be communication to all homeowners. Gerard is willing to go door to door. Because it's already installed, it has bypassed ASC and goes to Board for approval. Recommend the Homeowner be counseled.

**Two Votes.** 1. Gerard made a move to approve Lot 2's request for new gray tone pavers for front drive and apron. The pavers have already been installed. Dan seconded. All in favor with 1 member opposed – Pamela. 2. Move by Gerard that Karen and Gerard speak with homeowner at Lot 2 to discuss removal/redesign of their paver border. Dan seconded. All in favor. Move passed.

-Gerard made a move to approve a new trim color Super White. Mark Nicely seconded. All in favor. Trim Color change for adding Super White passed.

**Infrastructure Committee – Mark Nicely covered**

We went out for 4 bids on Marshall Street for replacement. Bids came in all over the board from \$124K to \$270K. Has narrowed it down to Perkins Concrete. We started breaking it down by subcontractor, (tear down, stucco and paint of the wall) resulting in best price for neighborhood. Boyd gave us good bid for stucco. Sunshine Boys taking care of us on paint portion. Perkins was recommending a consulting engineer to help with minimizing tree and root disruptions and for assurance we clear with City. We will need to work with an Engineer, but Mark also pointed out our drawings are outdated. What has changed is the footer can no longer be 2', City and County now require 3'. Additional contractor bids you can refer to in packet. Looking at working with Perkins and a selected engineer for design, drawings, permitting, and making sure we are all up to code. Mark recommended we keep the Columns.

**Vote:**

Mark made a motion to accept the consulting we need with the Engineering firm WGR Consulting we use for \$2400. This will include new drawings, design, permitting. Andy seconded. All in favor. Approved to use WGR as Engineer for Consulting.

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

- June – Asked we consider another meeting specifically on weather related protocol. Karen confirmed we are addressing, due to the unique storm circumstances, and creating a Hurricane Preparedness Task Force. Gerard encouraged June to be part of it.

† **ADJOURNMENT** – Dan moved to adjourn at 6:08 pm. Pamela seconded, all in favor. Meeting adjourned at 6:08pm.