

Georgetown East Meeting Minutes

HOA Special Wall Meeting Date: Tuesday, May 6, 2025

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Diana Tischendorf, Mark Nicely, Carol Feinberg, Gerard Bribiescas, June Thompson
Quorum	Roll Call - Quorum established
Board Member Absentees	Andy Wright
Community Management Representative	Michael Diorio
Meeting - Called to Order/Adjourned	Call to Order – 6:03pm Adjourned – 7:05 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, Monday April 21st at 4:30pm by Karen Bartoszek in accordance with Association By-Laws. And Proof of Notice provided on our Web page.

† **MARSHALL STREET WALL REPLACEMENT**

Karen opened the floor on Marshall Street Wall Replacement. Mark Nicely to bring us up to date on where we are at with this project.

Overview on Wall Replacement provided by Mark

Deterioration of the walls continues. We recently discovered that our last wall surveys are not to code, so we had to reach out to a new Engineer for the Marshall Street Wall. Work from 406/516 GTP has been a learning experience. Lessons learned. Items like roots, traffic management, etc. are part of considerations. On privacy fencing, we just extended the contract for another 6 months. We will be able to re-utilize throughout the whole project. We are continuing to use Sunshine Boys for painting. We now have four bids for stucco on block and one stucco on wood. Stucco on wood is coming in at about the same price as on block. A few bids are not coming within the \$250K mark, so are not within reason. Perkins is a la carte. i.e. Permitting and landscaping not addressed. \$6-8K from MuGrow for landscape tree/root removal piece – so used the high end of \$8k. \$200-2000 a day for management of traffic for 32 days. Perkins dealing with 2 different contractors. Reached out for another bid from Boyd for a baseline against other stucco contracts. Clyde Johnson Contracting can cut costs in half on landscaping because it's included in their bid and includes permitting. Home Love, on high end, did include permitting as well.

Carol mentioned Home Love is not accredited and asked about setting timeframe on completion expectations. Mark is expecting it to be a 1.5-2-month project.

Mark made a motion that we accept Clyde Johnson Contracting for the Marshall Street Wall Project, Gerard seconded.

Discussion: Mark confirmed they are an Ameritech Vendor. Bay to Bay properties has provided good reviews. Vetting by Ameritech confirms they are licensed. Gerard brought up addressing the column and trying to salvage and if possible. Michael Diorio suggests negotiation on Columns being included. Also, there will be \$4-5K for River Rock. The extra \$4K landscaping cushion with Clyde would cover that. Drainage communication with the homeowner involved. Dan brought up an info packet that defines our responsibility for the Walls. Our costs could potentially improve as they go back to their Suppliers. Black Fin “Seth” overseeing Contractors. Karen pointed out the need to lock in the costs and dates so we can remain ahead of Hurricane Season. Dan – Approving Contractor; pay with funds secured – and walk through Gerard moved for a vote on Clyde. All were in favor. Motion passed to move forward with Clyde Johnson Contracting for Marshall Street Wall Project. (Michael indicated Clyde is a new Vendor vetted, with great reviews, and they will be extra attentive to perform).

Assessment Process Next Steps: We will need to know exactly what amount should be with some buffering. Jennifer will be notified by Michael, and she will put a certain line item for the special assessment. Then determination on payment terms and if options for over 2-3 months. Determine total dollar amount estimate and how this equates to the assessment amount. And then determine payment and statements. Final figures will be determined prior to a special assessment meeting. Exact number to be on that Agenda. Then target to vote on it.

May 19th Boyd starts construction on Dartmouth Wall. We have dollars tied up there for 4-8 weeks. \$20K tied up there until checks come in. Then crew for Marshall Street ready to mobilize by late June.

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

- Sam, as homeowner, indicates he is fine with this moving forward. Perimeter and interior walls stucco on wood.

† **ASSESSMENT MEETING TIMING**

Vote on the assessment at June Meeting 6:30; followed by regular Board Meeting. Michael will take care of the link.

† **ADJOURNMENT** – Motion by Carol to adjourn at 7:05pm, Mark seconded. All in favor. Meeting adjourned.