

Dear Neighbors,

Enclosed is information about a proposed special assessment for the replacement of the Marshall Street Wall. While no Board ever wants to implement a special assessment, this is necessary to replace the 40-year-old Marshall Street wall.

For many years, there has been debate over responsibility for maintaining the Marshall Street Wall. In 2023, a 1985 amendment (enclosed) was located that establishes that the HOA is responsible for the wall and its ongoing maintenance. This was confirmed by the HOA's legal counsel.

Due to the ongoing uncertainty in prior years, funding for the wall has been inconsistent. Since the clarification in 2023, the Board has been working to rebuild the reserves. However, the wall, now 40 years old, has significantly deteriorated due to age, intermittent maintenance, and damage from last year's hurricane season.

The Infrastructure Committee has done a tremendous job in thoroughly researching all viable options. Based on their recommendation, the Board has voted to proceed with Clyde Johnson Construction to replace the existing stucco-on-wood wall with a more durable stucco-on-block construction. This solution offers a long-term, low-maintenance option that will last indefinitely with proper care.

Because the Wall and Fence reserve is not fully funded at this point to cover this replacement, a special assessment is necessary. The anticipated assessment is \$1,400 per home, payable over four months, which is slightly longer than the expected construction and repayment schedule.

If you are able to pay the assessment in full, it would be greatly appreciated, as it will help us meet contractor payment milestones and other related expenses included in the project budget.

We understand that you may have questions and invite you to attend the special meeting on June 3, 2025 at 6:30 PM at the Ameritech office or via Zoom. We will walk through the project plan and address any questions you may have.

We appreciate your understanding and continued support as the Board works to maintain and improve the safety, aesthetics, and property values in Georgetown.

Sincerely,

Karen

Karen Bartoszek

Georgetown HOA Board President

GEORGETOWN EAST ASSOCIATION, INC.

NOTICE OF SPECIAL ASSESSMENT MEETING

May 20, 2025

TO ALL GEORGETOWN EAST ASSOCIATION MEMBERS:

The Special Assessment Meeting for GEORGETOWN EAST ASSN Inc. will be held at the following DATE, TIME, and LOCATION:

- **DATE / TIME: TUESDAY, JUNE 3RD, 2025 at 6:30PM**
- **LOCATION: AMERI-TECH OFFICES
24701 US HWY 19 N, SUITE 102
CLEARWATER, FL 33763**

Michael Diorio is inviting you to a scheduled Zoom meeting.

Topic: Special Assessment Meeting – GTE

Time: Jun 3, 2025 06:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us06web.zoom.us/j/87105716958?pwd=z5eHxDU5US9OGF00kweNRMae5umlOb.1>

Meeting ID: 871 0571 6958

Passcode: 845878

Special Assessment Meeting Agenda:

1. Certify Quorum of the Board
2. Discussion of Assessment
3. Board approval and vote of Special Assessment of \$143,770.39 for the Marshall St. Wall replacement
4. Adjournment

Payment breakdown is on next page.

By Order of the Board of Directors,

Michael Diorio

MICHAEL DIORIO, LCAM

Community Association Manager

AMERI-TECH COMMUNITY MANAGEMENT, INC.

24701 US Highway 19 N Suite 102, Clearwater, FL 33763 (727) 726-8000 24hrs (727) 723-1101 Fax

(Check out our website for the latest updates @ www.ameritechcompanies.com)

GEORGETOWN EAST ASSOCIATION, INC.

NOTICE OF SPECIAL ASSESSMENT MEETING

Message from your Board:

This Special Assessment Meeting of the Association will be held for the replacement of the Marshall Street wall.

Wall Replacement \$183,823.60

Less Reserve:

Wall + Fencing \$ 8,071.05

Deferred Maintenance \$ 25,482.16

Interest \$ 6,500.00

Total Assessment \$143,770.39

A breakdown of the assessments by unit is as follows:

Assessment cost per lot: \$ 1,343.65

Unexpected cost coverage: \$ 56.35

\$ 1,400.00 Total Due Each Unit

If this assessment is passed, payment will be broken down into FOUR (4) payments beginning on July 1st, August 1st, September 1st, and October 1st of \$350.00 or it can be paid in full.

Any excess funds will be deposited in the Deferred Maintenance account.

Your prompt on-time payment is much appreciated!

By Order of the Board of Directors,

Michael Diorio

MICHAEL DIORIO, LCAM

Community Association Manager

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