

Georgetown East Meeting Minutes
HOA Special Vote Meeting on Walls: Thursday, April 25, 2024

Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Dan Kistel, Pamela Bell, Mark Nicely, Diana Tischendorf, Gerard Bribiescas, Andy Wright
	Roll Call - Quorum established
Board Member Absentees	0
Community Management Representative	Angela Johnson
Meeting - Called to Order/Adjourned	Call to Order – 6:35pm Adjourned – 7.22 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. May 14 - Monthly Board Meeting

CERTIFY PROOF OF NOTICE – Proof of Notice was posted on neighborhood bulletin boards, Tuesday, April 23rd at 3:35pm by Karen Bartoszek in accordance with Association Bi-Laws.

WALL REPLACEMENT SELECTION OF CONTRACTORS

Opening discussion on history of wall replacement efforts and how we got to where we are at. Mark and Dan presented updates on their progress with pursuit and clean up on newer bids. The Board has narrowed down candidates to two - Stucco Bros and Boyd. Solution abides by following the governing guidelines “substantially like or better.”

Boyd – No Change to original quotes.

Stucco Bros – updated bid version along with extending a 2-year Warranty. Much more detail was included in their proposal.

Dol-Fan – voted on and passed in last meeting for pressure wash, painting and resurfacing.

Motion to select Stucco Bros. Pamela motioned to initiate discussion on the selection of Stucco Bros over Boyd for wall replacement award. Mark seconded. Opened for discussion.

Discussion on motion to select Stucco Bros: Dan has been in touch with GTP homeowner and will update Jeanette on outcome of contract pick for agreement. Gerard brought up discussion on any final vetting on licensing/credentials and downstream of past enforcement question. Pamela motioned for Stucco Bros, Mark seconded, motion passed. (1 dissent).

HOMEOWNER’S COMMENTS – (3 minutes per resident)

GTP Homeowner, Leo Moscardini with shared HOA wall, presented an argument of reasonable and fairness on Stucco over Vinyl. Covered results of his petition to homeowners which had a 15% signature collection rate. Cited vinyl being used in the past and no enforcement action on past vinyl installs. Indicates he is not asking for a change to rule and feels vinyl should fit within existing rule policy. Pointed out Vinyl is not inexpensive and does not feel it should reduce property costs. He can pursue arbitration, which is his right, but prefers to keep within the community. He asked for a time slot in the next main meeting. Feels his argument is solid. Also, cites that the hole in the wall on Dartmouth is not on his property and should be addressed by the other property owner.

GTP Homeowner, Janice, expressed her show of support for vinyl and that what was presented by GTP homeowner was well thought out and makes sense.

GTP homeowner Pete brought up his general concern on the premise of the vote meeting. He was not aware of the meeting until yesterday. He feels 24 hours is not enough time - specifically if a vote is involved. He has always given his in-laws/tenants proxies and disputes them not permitted to attend the meetings. Also, feels that posting on the community bulletin boards is not enough for proper notice. Suggests an email go out to homeowners in advance with the meeting link. Would like Proxy clarification for his in-law/residents on specific meetings/votes, and can he sign proxy to cover them for full year?

Angela confirmed that Ameritech is working towards email blasts as an extra courtesy. Attendance governance set at last meeting per attorney's advisory on Fl Statute. "The right to attend meetings only applies to "parcel owners" who are the "members" of the association."

Sam Gray, Haverhill Homeowner, shared his input on wall discussion. Feels the Vinyl on a high traffic, first impression long run wall would lessen the overall community look and harmony. He can see it on a short run wall but not on a longer run wall in a high visibility area.

Mary Gamble, Board Advisory, shared her wall input and cautioned on good governance. Feels HOA should hold firm on stucco over wood.

Additional Board Comments:

Pamela – cited discrepancy on whether the wall behind Leo's was ever submitted for approval. Further investigation is needed on that approval. No evidence of document submitted for approval at the time that it was installed.

Motion by Pamela to discuss the existence of a vinyl homeowner's wall without being granted approval. Mark seconded. Discussion: Gerard cited many variations with history of board not enforcing.

Karen called out 2023 Walls Document with standards to abide by and the board's efforts to work within those guidelines. Pamela emphasized the board's role as "guardians of the community." Also, brought up the consequences for an unapproved violation and the board's statute of limitations and the need to define the timeline on any violation post 2023 published

wall policy. Mark pointed out that the wall and fence guidelines that were voted on and passed in 2023, are posted on GTE Website and in full effect.

MOTION TO ADJOURN 7:22 Dan Motioned to adjourn, Pamela seconded, all in favor, adjourned.