

Georgetown East Meeting Minutes
HOA Board Meeting Date: Tuesday, April 9, 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 – 8:26 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Thurs. April 25–Special Vote, and Tues. May 14 - Monthly Board Meeting

CERTIFY PROOF OF NOTICE – Proof of Notice was posted on neighborhood bulletin boards, Saturday March 9th 6:30pm by Karen Bartoszek in accordance with Association Bi-Laws.

LAST MEETING MINUTES – March 12, Board Meeting Minutes – reviewed for approval with changes called out. which included adding any missing committee member names. Motion by Gerard to approve the minutes with changes, Pamela seconded; Approved with changes.

MANAGER’S REPORT – Presented by Angela Johnson. Repair in progress on monument sign shorting out with Consolidated Electric. Upcoming walk with Danny’s Tree Service April 12th to identify trees for trim back or removal. Update on violations and aging report. Some higher activity on late violations due to timing with the transition to the new maintenance fee. i.e. Auto-pays that do not automatically get changed. Two violations in escalated status. No others to escalate or address at this time.

REPORTS OF OFFICERS AND COMMITTEES –

Treasurer’s Report: Summarized by Karen Bartoszek in Roth Block’s absence. We are currently ahead of the budget by \$7488.84. Netting out the prior year surplus, we are \$2,467.84 ahead of budget. Our Total Assets are \$289,085.31 vs last month’s number of \$297,277.09. The main reason for the reduction is due to the payment of \$14,000 for mulch in March. Delinquencies are just one owner over 90.

Architectural Standards Committee: Presented by Gerard Bribiescas. One open request for front door paint color. Karen motioned to approve, Pamela seconded, motion passed for approval on door color. Confirmed paint book is with Architectural Committee Chairperson. Location

for submitting architectural requests is on GTE website under forms [request-arch.pdf](#) ([georgetowneast.com](#)) and will also be included in the new directory. Architectural Committee is in the process of reviewing an awning policy for both front and back of homes.

Grounds Landscaping - Karen Bartoszek reviewed. Confirmed Tom Geraci will be a new member added to the committee. Tree Walk pending for the 12th. July renewal coming up on Landscaping Contract and bid suggested prior to July for overall governance on landscaping budget. Scope of work to include grounds maintenance and mulch, irrigation to be removed from bidding process. Reviewing standards on front yards, and replacement for trees that have been removed, along with entrance clean up.

Infrastructure Committee – Mike Nicely reviewed updates on the walls and vendor bids. We have ruled out prefab due to large scale scope and cost of job requirement. Was able to iron out any bid alignment with Boyd and Stucco Bros. Linda Marshall will be joining the committee and contributes expertise on keeping up with wall and maintenance (sealants).

Engagement Task Force – Rose and Donna will be chairing the Engagement Task Force (previously known as Social Committee). Pamela and Diana expressed interest in being part of Task Force.

NEW BUSINESS -

Ratify Committee Charters - Charters for Infrastructure and Grounds Landscaping reviewed for ratification. Motion by Pamela to accept the two charters. Mark seconded. All in favor. Charters ratified. No Charter for Grievance Committee needed, as committee already aligns with state statues, and they remain separate from the board.

Pond Contracts – Duckweed treatment for Roxbury Pond needed. Confirmed by Florida Aquatics needs treatment in dry season. \$560 for 1x treatment. Spend over \$500, so motion made by Diana to approve, Mark seconded, motion passed to approve 1x treatment at \$560.

Also, gnat and mosquito treatments, at \$95/month, were brought up to cut down on breeding near Roxbury Pond. Not a past board expense so on hold and will continue to monitor the situation.

Tree Trimming – Walk through with Danny’s Tree Service to look at Palms, Hardwoods and Oak Trees. Danny’s also to look at Oak Tree in Westborough Hammerhead and large Palm between 405 and 407 Westborough.

Power Washing – Discussed power washing for sidewalks and street gutters and getting bids now. Possible separate bid on driveways and communication to homeowners that power wash of drives included every 5 years, as it does not add much to cost.

Reserve Study Recommended Maintenance - Current reserve study advises roads be resealed in 2024 and getting bids suggested by Mark, but not an immediate need.

Maintenance Requests Ameritech Approval Level on Bids - Discussion of increasing Ameritech's spending level on Maintenance Requests from \$500 to \$1000. Example used of Consolidated Electric repair on GFI short at just over \$500. Motion by Gerard to increase Ameritech's approval level to \$600. Mark seconded. All in favor. Motion passed for \$600 spending level.

House Bill 1203 – Still pending approval. The Board will get up to date on it with mentoring from Ameritech to understand the legislation and bylaws better and how it impacts HOA.

FOLLOW-UP BUSINESS –

Directory update – Ready to go to print. Pamela has an update on her art and will get to Gerard by 10th, prior to printing.

Walls Update and Proposals – Beacon Place, Dartmouth & Kensington

Beacon Place Wall Repair and Paint. Dol-fan best bid at \$3,000 to pressure wash, patch, and paint. Includes 816 linear feet, both sides using Benjamin Moore. Gerard made a motion to select Dol-fan for Beacon Wall work, Mark seconded. All in favor and motion to select Dol-fan passed.

Reviewed updated bids for primary walls of concern Dartmouth and Kensington. Narrowed down to Stucco Bros and Boyd, both with bids coming in under \$225/linear foot. Some variation due to location and logistics. Better clarity on service levels and Warranty between two vendors needed. Pamela motioned to narrow down vendor for all replacement to Stucco Bros and Boyd. Mark seconded. Discussion followed on walls with homeowner share. Special Vote meeting on final vendor short list scheduled for Thursday, April 23.

Parking Rules and Communication – Noted this should be communicated better.

HOMEOWNER'S COMMENTS – (3 minutes per resident)

Janice brought up the recent change to the payment coupon booklets and why the change? Was related to the new Ameritech Synch system and possibly the new house bill 1203. Angela to check to see who paid for the extra coupon books and mailing. The new system will have additional features, i.e. for account status, violations, and communications.

Jerry brought up a question on Marshall Street Wall and any look at vegetations on easements. A memo has been out on easements on both common and private.

Additional review on establishing Homeowner Easement Policies planned by board in 2024.

ADJOURNMENT - Diana motioned adjournment 8:26pm, Pamela seconded, All in favor. Meeting adjourned.