

**Georgetown East Meeting Minutes**  
**HOA Board Meeting Date: Tuesday, July 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 – 6:34pm Adjourned – 7:42 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. August 13, 2024 - Monthly Board Meeting

**CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Sunday July 7<sup>th</sup>, 1:20pm by Karen Bartoszek in accordance with Association By-Laws.

**LAST MEETING MINUTES** – June 11th, Board Meeting Minutes –Motion by Dan to approve the minutes. Andy seconded; Approved with changes.

**MANAGER’S REPORT** – Presented by Angela Johnson. Violations list walk through scheduled for July 17<sup>th</sup>. The roof cleaning that was needed at 509 GTP is now completed. The city grant program is now open again for neighborhood beautification-- (choice of one or the other) can’t do both. Have a proposal for irrigation from AquaFlo. Two additional proposals pending from Infinite Irrigation and Even Flow. Both will be reaching out to Gerard. The updated wall agreement, with area to detail billing options added to form, is in progress with the attorney. Insurance Renewal with Robert Mitchell in progress. Workers Comp expected to go down slightly, umbrella to remain relatively the same. Robert does not anticipate any major changes to premium. Further review with Robert Mitchell. Gerard suggested a reach out to homeowner Linda Marshall to complete some investigative work for benchmarking.

**REPORTS OF OFFICERS AND COMMITTEES –**

**President’s Report** – Painting on Beacon place wall was completed and repairs on walls making progress. We have cleaned up a lot of outstanding balances on HOA fees, that were due to the AR changes earlier this year. No recent sighting of the gators. GTE Website had a few updates. A note will be sent out to board members on a few recommended changes for any additional updates. Holiday party confirmed by Rose to be held Thurs. Dec 5<sup>th</sup> at Syd Entel Gallery.

**Treasurer’s Report:**

Current Budget status:

YTD

- We are currently behind the YTD budget by **\$14,100.09**.

- Netting out the prior year surplus YTD, we are **\$16,610.59** behind budget.

#### Full Year Budget

- For the full year we are **\$9,127.55** behind budget.
- We are **\$14,148.55** behind on the full year budget when netting out the prior year surplus.
  - These numbers do not include a payment to Mu-Grow that was reversed for \$6,400 and was posted to the prior year.
  - These numbers will improve considerably if we can fix the new coupon issue and payments not being sent to the correct address.
  - We have \$10,131 in past due payments that we should be able to resolve after the board has talked to the owners.
  - Our two biggest expenditures that are causing us to be over are Legal Fees and Common Area Maintenance. Beacon Place wall expense of \$3K should be Moved to reserves for Wall and Fences.
  - We also have Trees and Landscape and Mulch that are over for YTD but in budget for full year.

Total Assets are \$264,133 vs last month's number of \$297,241.

#### **Architectural Standards Committee:** Presented by Gerard Bribiescas.

Move by Gerard to pass 3 lot requests for 46, 53, and 47. Discussion to confirm linear feet on Lot 53 gate replacement. Confirmed it is only one panel. The three requests were voted as a unanimous yes from the Architectural Committees members. Diana seconded Gerard's move to approve the three requests. All in favor, and motion passed. All requests approved.

Request Form for Exterior House Color Change – proposed a new form. A standard on trim/brick/columns to be presented, and a notice on the updated form will be sent out to homeowners.

#### **Grounds Landscaping Committee-** Karen Bartoszek presented.

Irrigation bids update: Three bids for irrigation underway with AquaFlo' bid received and two more pending. Gerard will be point of contact with the irrigation company. Propose we have a vote for irrigation bid award at next meeting. On trees being taken down, we need to determine what the replacement strategy and plan for this will be. A move was made by Karen to use one of the grants for the hedges and landscaping. Seconded by Gerard for discussion. Discussion: The grants do not take into consideration maintenance expenses. Roth confirmed we have an \$11k budget on improvements, and we are over by \$1,000. Possible use of reserves. Mark expressed that the preferred grant of the two would be the \$5K grant -Neighborhood Project - to be used towards our wall improvements. Beautification Grant is 2<sup>nd</sup> of two at only \$2.5K. More qualifiers on the grants need to be confirmed. Angela will confirm further on those. Karen rescinded the motion on grant use. We will leave this for further discussion at the next meeting. Dan agreed that we will need a plan developed, and it should include identifying plant materials we would use for replacement. Currently, \$9862 is in the Reserve Grounds. Further effort is necessary to put a replacement plan together with the available budget we can use. Follow-up discussion to be included at our next meeting.

Drafting of Landscape Standards – More on this at our next meeting as well.

**Infrastructure Committee – Mark Nicely**

Wall Project Status - Mark is waiting on SH building department to provide approval. Also checking on a cinderblock upgrade option with CCI and just waiting on these numbers to come back. Dan is ready to review final contracts with homeowners, Seth and Jeanette, once these are received from Myles at Southshore. Also, there is a request for them to give us a bid on corner of the 406 GTP wall where the back wall is beginning to separate. Myles at Southshore is ready to get started and just waiting on Safety Harbor. Then breakdown and detail will be provided to each homeowner. The homeowner at 516 has already been in touch with Myles.

Mailbox Repair and/or Replacement – We have reserves there to cover mailboxes. No vote needed at this time.

Sidewalks – Further follow-up to identify where sidewalks are lifting. Some paint identification suggested to avoid tripping hazards and mark where grinding and remove/replace should be. Dan will do walk through, and Mark to join for identification of addresses. We will get the power wash vendor out to complete pressure washing after storm season.

Road re-seal bids – We have spoken earlier on this. Target walk through will be for August. Gerard suggests the walk through include Gary from Parking Lot Services. Target is to have bid by September for completion by October.

**NEW BUSINESS** – Covered in Manager’s Report and Committee Reports.

**FOLLOW-UP BUSINESS** – Covered in Committee Reports

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

Tom Geraci confirmed neighborhood walkthrough will be the 17<sup>th</sup>.

Pete – Noted and expressed his appreciation on the new website update and seeing the agenda posted in advance. The update looks good. Would like to see confirmation of dates on Marshall Street wall and when these are being reviewed. Discussed budget i.e. asphalt update. On the asphalt, the board confirmed it is every 5 years not every year.

**ADJOURNMENT** – Andrew motioned for adjournment at 7:42pm, Dan seconded, all in favor. Meeting adjourned.