

Georgetown East Meeting Minutes
HOA Board Meeting Date: Tuesday, June 11, 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 Mark/Dan present by Zoom
Board Member Absentees	0
Community Management Representative	Angela Johnson
Meeting - Called to Order/Adjourned	Call to Order – 6:33pm Adjourned – 8:26 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. July 9, 2024 - Monthly Board Meeting

CERTIFY PROOF OF NOTICE – Proof of Notice was posted on neighborhood bulletin boards, Saturday June 8th 1:30pm by Karen Bartoszek in accordance with Association Bi-Laws.

LAST MEETING MINUTES – May 9th, Board Meeting Minutes –Motion by Pamela to approve the minutes with changes, Andy seconded; Approved with changes.

MANAGER’S REPORT – Presented by Angela Johnson. Continue to have weekly calls with Karen covering list. 3 new violations sent out. Previous one is headed to fining committee. House Bill 1203 was passed in July. Most items board is already following. 4 hours of continuing education as a requirement every year for board members beginning with next election. Mentioned Website to be completed by Jan. 2026.

REPORTS OF OFFICERS AND COMMITTEES –

President’s Report – Directories out; Community updates delivered. Beacon place wall painting in progress. Almost done but needs to match up correct trim color. Tree trimming will start on 17th. Wildlife update regarding gators arriving in Roxbury Pond. Trapper monitoring between ponds including Chevy Chase. Insurance bid not ready until 30 days out June 28th, more review in July. Website is different then Billing portal. They will both remain separate, and we will continue to do more updates to the website. The Community information tab will now have this meeting Zoom Link located there.

Treasurer’s Report:

- YTD We currently are ahead of the YTD budget by \$572.12. Netting out the prior year surplus YTD, we are \$1,519.96 behind budget.
- Full Year Budget We are ahead of the full year budget by \$2,681.73. But behind by \$2,339.27 full year when netting out the prior year surplus.

These numbers do not include a payment to Mu-Grow that was reversed for \$6,400 that will be paid in June. These numbers will improve considerably if we can fix the new coupon issue and payments not being sent to the correct address.

- Roth shared an analysis to show which homeowners are still having issues
- Total Assets are \$291,590.52 vs last month's number of \$289,085.31.
- Delinquencies 30+ days are at \$11.8K for May. Our over 30 and current month delinquencies have risen dramatically since March and the bank change by Ameritech.

Architectural Standards Committee: Presented by Gerard Bribiescas.

Move by Gerad to approve 4 requests for change lots 12, 12, 74, 4, Diana seconded. All in favor. Motion passed to approve 4 Architectural Requests.

Move by Gerard to approve Lot 7's request to make modification to entryway, Pamela seconded, Discussion: no real change and compliments neighborhood. All in favor. Motion passed to approve.

Awning Standards – Move to adopt Architectural Standards Awning Policy. Pamela Seconded. Discussion: Retractable awnings; Materials stated as “High Quality” is too ambiguous. Attorney Harvey's advisement to be more specific on materials, i.e. high-quality canvas material. Must be retractable unless grandfathered in. Dan to confirm on Sun Setter Material. Gerard rescinded the motion to adopt policy as stated but not the discussion. We will bring it back for discussion before approving for adoption.

Architectural Standard Template - New form/format on Architectural Change Request. Changed it to a 2-page with more room to write. Check list to be included on back side.

New HOA laws – Gerard confirming what to keep as seven years vs perpetuity. Along with storage costs. fines and suspensions involved. On hurricane preparation (HB 293) – Gerard will be working with Architectural Committee on prep standards. On Vacation rentals (SB 280) – will advise back if it pertains to us.

Grounds Landscaping Committee- Karen Bartoszek reviewed.

Landscape Contract bid review. Tom went out with two other vendors -- CutRight, and Edgewood – to obtain bids against Mu-Grow. Both were over double what we pay today with Mu-grow. Karen made a move to accept Mu-Grow's bid for 2024/2025. Pamela seconded. All in favor with motion passing to award landscape contract to Mu-grow.

Gerard completed an evaluation of the irrigation system and provided results/analysis of his testing. Kensington is working thoroughly. System currently turned off, and city is charging \$70/month. Marshall Street has a wire shorted, repair/attention needed. Couldn't run the system. Beacon Drive corner – Main Entrance System is on and running with a \$260 average monthly charge from the city.

Karen confirmed they will obtain three bids including Aquaflow. There is a Grow Committee with irrigation members responsible for operating rainbird. Tom is active on this committee.

Infrastructure Committee – Mike Nicely

Andy moved to reimburse homeowners at 515 GTP for materials on sealing cracks. Pam Seconded. Was determined our tree caused the damage, so HOA responsible. All in favor – motion passed. Invoices to Angela for payment.

Wall Contractor Selection – Mark made move to reconsider Stucco Bros w/ South Shore as General Contractor, Then, a motion was made to move forward and award contract to South Shore Construction company for the three walls at GTP/Dartmouth. Discussion: Confirmed no price change based on revised bid we received this afternoon, so price remains the same. Dan will cover homeowner's approval. Will be part of upcoming discussion on communication to the homeowners. Pamela seconded the motion, and it was unanimously approved to select South Shore Construction as contractor for the three walls.

Painting – A move was made to award Sunshine Boys as painter for the walls on new construction. Pamela seconded. Discussion: Dan mentioned that the wall at 516 is Association's responsibility. Sunshine Boys and Dol-Fan are the same related contractor/subcontractor. Mark questioned whether it would require separate bids again? Would still be the same as previous. There were six yay votes to award Sunshine Boys for paint work with one nay vote from Gerard. Motion passed.

Wall payment agreement – Review for vote

30-day payment requirement, for owner's half, from time notice is received by homeowner on work being completed. Our Attorney amended this to add section 5A which includes a 30-day timeframe, from notice for a homeowner to appeal for an alternative payment plan. Would be treated on a case-by-case basis. Dan discussed having a multi-use appeal form to write a payment plan in. i.e. blank lines for proposed pay back plan with "shall be stipulated below".

Wall painting progress – Beacon Place painting underway with staging areas for wall work. Dan made mention on communication to homeowners on intention to start work. Homeowner's acknowledgement.

Mailbox Repairs –

Select flag color. Karen moved to select red as the flag color Gerard seconded. Discussion: Hybrid with Roxbury flags in red and move any gold flags to GTP. Angela brought up an option to possibly spray paint flags gold. Handyman had provided a \$250 flat quote on 107 mailbox flag replacements. The motion made on the flag color was rescinded. Table decision until better identification of flags involved.

Sidewalks -

Power wash – We will need three bids on power washing; with intent to complete work after hurricane season.

Announcements –

Donna just a reminder on the June 15th Wine Event; Also, she is diligently working on Christmas Party.

☐ NEW BUSINESS –

Revision to Wall & Fence Standards – In progress.

Harvey Halprin, HOA Attorney, has been helping with this. Existing Wall and Fence Document does not have detailed standards. Needs to be less ambiguous and easier for Community to enforce. Florida HB 1203 includes architectural standards now. If there is too much variation, it can be difficult to interpret. The revised standards will be revised to have less ambiguity. The HOA will provide 14-day notice to the community before revised Wall and Fence Standards get voted on.

Gerard Questions – Q1. On Material Design and color “substantially identical language”. Context of Color – Benjamin Moore Georgetown Beige defined as color. This will eliminate ambiguity. Establish the paint codes for the color. Q2. Standards needed on Vinyl, No Wood Fence, and Stucco on Frame. Q3. Stucco Gates – option of vinyl or wood for gates? Discussion: Members leaning towards vinyl option for gate doors. And to add definition on vertical and tan color on vinyl fences and gates.

Harvey will incorporate changes discussed and get it back to the board.

1. Roxbury pond fence – drafted up an Exhibit B for Roxbury Fence. Pamela brought up a question on Perimeter Wall Responsibility Section. Should all match on “board shall” language.
2. Easements for ongoing wall maintenance – It is the Association’s Responsibility for perimeter wall. Contract with the City of SH to install & permanently maintain. Association has authority to handle setbacks on a case-by-case basis (i.e. like tree or roots removal). Always better when owners agree. Ongoing discussion on handling of the 12” easements. Technical legal discussion on what to call it and any bar on owners’ planting if Association’s responsibility to maintain the wall.

☐ FOLLOW-UP BUSINESS – Covered in Committee Reports

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

Leo Moscardini– In talks with Karen and Dan on wall effort. Brought up advanced notice on the work and consent form for sign-off. Clarification on who is signing the form -- Board and/or Homeowner? Acknowledged Gerard for his nay on the paint vote. Feels he did not have a chance to vote and agree on the last bid. Emphasized the need to follow established rules on three bids.

Roof Alan Douglas – Questioned future walls stucco over block vs stucco over frame. Entrance at Marshall Street Stucco over frame or stucco on block? Karen confirmed it was determined to

go with stucco on frame. Mark validated stucco on frame is quoted due to outrageous pricing on block. Also Alan provided a replace update on his roof – permit is pulled with expectation to be done.

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