

Georgetown East Meeting Minutes HOA Board Meeting Date: Tuesday, September 10, 2024	
Meeting Location	Ameritech Offices – 24701 US 19 N
Board Member Attendees	Karen Bartoszek, Pamela Bell, Mark Nicely, Diana Tischendorf, Gerard Bribiescas. Dan Kistel, Andrew Wright
Quorum	Roll Call - Quorum established
Board Member Absentees	Full Quorum
Community Management Representative	Angela Johnson
Meeting - Called to Order/Adjourned	Call to Order – 6:34pm Adjourned – 7:41 pm
Minutes Prepared By	Diana Tischendorf
Next Meeting	Tues. November 12, 2024. October Board Meeting skipped due to heavy hurricane activity.

**CERTIFY PROOF OF NOTICE** – Proof of Notice was posted on neighborhood bulletin boards, Saturday September 7th, 1:15pm by Karen Bartoszek in accordance with Association By-Laws.

**LAST MEETING MINUTES** – Covered previous Board Meeting Minutes for August 13<sup>th</sup>. Move by Dan to approve the last meeting minutes. Andy seconded. Motion passed to approve.

#### **OFFICER REPORTS –**

**President’s Report** – Karent Bartoszek reviewed Revised walls and standards document passed at last meeting – Special Board Meeting on Walls & Fences on September 28<sup>th</sup>. Roxbury residents will be notified as they have had request pending. The budget workshop is scheduled for October 24<sup>th</sup>. GTE website updates are in progress with Ameritech helping. This is a work in progress. The email list is being scrubbed for Emergency Contact information. Judy is still working on this, so we have good email addresses to use when making a distribution for email blasts. House Bill 1203 – multiple things are involved. Websites have to have certain documents posted with notice out by October 1<sup>st</sup>. Documents are specific for each community, per the new statute. There is Board of Directors Training, four hours, that needs to be completed before the end of the year. Also, there’s a records retention policy to adopt, and hurricane standards that need to be completed.

**Treasurer’s Report:** Presented by HOA Treasurer Roth Block

Review of current Budget status:

YTD

- We are currently behind the YTD budget by \$28,170.75.
- Netting out the prior year surplus YTD, we are \$31,518.11 behind budget.

### Full Year Budget

- For the full year we are \$15,955.75 behind the budget.
- We are \$20,976 behind on the full year budget when netting out the prior year surplus.
- We have \$8951.18 in past due payments

Past due breakdown: \$4,606 from 5 homeowners that are past due, \$2,000 in Fines not paid and three that are still from issues with the ACH change, but this should not be an excuse anymore.

- Our biggest expenditures that are causing us to be over budget are:

Legal fees – Currently at \$18,384 over budget, Common Area Maintenance - \$1956 over budget (a Tree on Westborough that fell, put us over here). \$2250 for tree removal and General Administration is over by \$2023. This is specifically our special mailing that we have done this year.

Total Assets are \$259,666 vs last month's number of \$270,860

Delinquencies: Roth shared Homeowner Aging Report by Month. Has come down a little bit and expect to see this improve.

Gerard made a move to pass the Treasurer's Report, Dan seconded, all in favor, motion passed. Discussion on late fee assessment: Dan pointed out how the \$9K in collection is low hanging fruit. Effective September 1<sup>st</sup> we should re-adopt enforcement. Notice on re-adoption did not go out yet. Notice can go out this week. Our accountant knows about this. The board will locate the policy adopted in 2022 timeframe for review of the fining process at next meeting. We should add on to the policy that homeowners would be responsible for any attorney fees. \*(Update: Karen Located Policy adopted January 2022 and it is attached).

### **MANAGER'S REPORT** – Angela Johnson reviewed

- Ameritech continues weekly calls with Karen on the in-progress punch list.
- On Safety Harbor City Grant, we've requested paint bids from Sunshine Boys and Lowes,
- Sidewalk Grinding Proposals: We were able to get 2 sidewalk grinding proposals from Parking Lot Services \$8,434 and SV Handyman Services \$11,790. Parking Lot Services also gave us approval to seal coat roads. Dannys' Tree Service to look at Marshall Park Tree area to check that out on the Palms.
- We have requested quarterly bids on irrigation.
- Work Orders; 1106 Kensington mailbox repair made, adding numbers to make consistent with other mailboxes. Some on repair list have already been repaired where homeowners did it on their own. Still an issue locating gold flags. Handyman to provide proposal with flags eliminated. Flag color will need to go to infrastructure committee.
- Also, 44 Proxies received on Amended Access Wall Policy. Four violations cleared. Budget Workshop date confirmed for the 24<sup>th</sup>.

### **COMMITTEE REPORTS** –

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

-Architectural Standards Requests: Move made by Gerard to approve Lot 71, Lot 12, Lot 63 requests. Dan Seconded. Motion rescinded and restated. Move restated by Gerard to approve five requests for Lot 71, Lot 102, Lot 7, Lot 49 and Lot 98 Dan seconded all in favor, Approved. Andrew Abstained. Move made by Gerard to approve Lot 12 on hurricane protection, Mark seconded. Discussion: Question by Pamela whether other homes are using it? Confirmed Yes. Motion re-made on Lot 23 approval for hurricane protection and Dan seconded. Approved. Separate motion by Gerard made to approve Lot 63 with color choice of Northern Air with Super White, Dan seconded. All in favor with 1 nay from Pamela. Motion passed. Discussion came up on the overall appeal of the Northern Air Color and if it's a color that should remain in the Color Book. Northern Air's fit in the Color Book will be added to the next meeting's agenda.

-Update on Architectural Standard Manual – Gerard handed out draft on Thursday night, September 5<sup>th</sup>, to members on the committee. Also, let members know that he is seeking feedback on any revisions by the end of the month. Gerard expects to have the 2<sup>nd</sup> draft to us on the manual by the next board meeting. After review, this will be presented to the Board. The order would be for presenting to Board first and then the attorney.

**Grounds Landscaping Committee-**

-There is currently a possible sprinkler leak at Beacon Place/GT Drive. Being looked into.

-In October, MuGrow will begin clean-up of the Kensington areas. The City Arborist will be coming out to look at the oak trees and to also look at the trees at Roxbury Pond. Constructive feedback will be accepted from the community.

**Infrastructure Committee – Report out presented by Mark Nicely**

-Wall Project Status - We can see the walls due for repair are coming down at Georgetown. Stages: 406 1<sup>st</sup>, then 516 at end (Swisher Wall), then process begins for permitting on Dartmouth.

-Handyman bids for mailbox repairs has not been received yet.

-Sidewalk repair – saw two bids for walks that covered the several areas Dan and Mark marked. A lot of them will be for grinding. Angela gave them a map of those highlighted areas for repair work. Gerard mentioned Parking Lot Service did some past work and might be able to help us economize for partial walk replacement. We don't have to wait for a 3<sup>rd</sup> bid but think it's best to wait for the 3<sup>rd</sup> bid. Mark will come to the next meeting with motion to approve one of the three bids.

-Karen also brought up costs on power washing. It might be best to keep power washing on the side burner for now and keep paused and possibly out of the 2025 budget. We will first get bids for 2025 on power wash to decide.

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

## **FOLLOW-UP BUSINESS –**

### **Announcements**

Announcement by Rose that we switched out bands for October 5<sup>th</sup> block party. “At Large” has been confirmed. Will be at Westborough on the 5<sup>th</sup> at 6-9pm. Bring chairs, a dish to share, and beverages of choice. Holiday party still scheduled for Syd Entel. (confirmed after meeting this has been cancelled for this year). Further follow up on outdoor game events and Holiday decorating contest.

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

No Homeowner Comments

**ADJOURNMENT** – Pamela moved for adjournment at 7:41pm. Dan seconded, all were in favor. Meeting adjourned at 7:41 pm.