

Aqua Solis HOA Board of Director's Meeting Minutes
4/22/2021

Present: Eric Gelman,(President), Jim Gulino (Vice President), Kris Boyle (Secretary/Treasurer), and Wendy Harden (Ameritech Property Manager)

HOA Members present: Cindy Ready, Stacey Gillette, Shannon Massieu, Ray Massieu, Patricia Pennell, Dhays and Carlos Sanchez, Neda Tobin, Sarge Yuhas, Elliot Dong, Corine Milne

Meeting was called to order at 5:30 pm.

Proof of notice of meeting was noted.

A Quorum of the Board was determined.

Financials:

HOA Delinquencies-

Mr. Gelman began the meeting by discussing HOA delinquencies.

- As of April 22, there are 4 assessments over 30 days, 2 over 60 days, and one assessment over 90 days from date due. Total in delinquencies is \$3,350.43.
- Ms. Harden stated that Ameritech follows protocol of sending certified letters to owners at 60 days and sends to the lawyer to handle for collections at 90 days
- The owner in this situation had been contacted on numerous occasions.

Reserve Funding-

Mr. Gelman acknowledged that we previously discussed partial funding of reserves and owners agreed at Annual Meeting to the partial funding this year.

- Mr. Gelman questioned whether we could borrow from reserves.
- Ms. Harden explained that if we wanted to borrow from reserves, it has to be voted on by owners.
- We discussed both the operating contingency budget and deferred/general reserves in the non operating expense line. The contingency budget can be used towards any general operating need, but needs time to build up. Our annual budget in that line is \$8,000.
- Deferred funds , as they accumulate, can be used but should go towards a capital expense
- Mr. Gelman stated that 3 gates urgently needed to be replaced for the landscapers to be able to get their equipment in and asked if we could approve that. Ms. Boyle asked to hear what other needs there were before making a decision. It was mentioned that the landscapers temporarily were able to get into areas by unscrewing some of the fencing and moving it aside to get the mower through. This is what the previous landscapers had done.
- Mr. Gelman said the cost of gates would be about \$1,850.
- This discussion was temporarily halted until we reached that issue on the agenda.

New Business:

ARC Request Process-

- Ms. Boyle stated that she thought we should require a form to be filled out when owners request some architectural change and be submitted to the Board for written approval.
- Ms. Harden said they had a form we could probably utilize for this
- We discussed soliciting for an Architectural Review Committee (ARC) of about 3 people.

Appoint 2 Additional Board Members-

- The Board all agreed we would like to increase the size of our Board to 5 people.
- Ms. Harden mentioned there cannot be 2 family members on a committee or the Board, and Board members cannot be on a committee while on the Board.
- We agreed to solicit for interest in being on the Board.
- We also stated that we would like to have regular Board of Director meetings and suggested the last Thursday of the month. Wendy said she will check her calendar for days/times that she might be available to attend on a regular basis. She was not sure she could commit to specific monthly Thursdays.

Bylaws Rules and Regulations-

- The Board stated that we saw owners disregarding some of the rules and regulations, such as on-street parking.
- Both Mr. Gulino and Mr. Gelman have made attempts to warn owners about the rules.
- Ms. Harden suggested putting a warning note on any cars parked on the street or no parking areas and give 24 hrs. for the car to be moved. If the car has not been moved, or incidence is being repeated, Wendy will need to be notified. She will need a picture of the car and plates, as well as be told which owner the vehicle is associated with.
- Ms. Harden said Ameritech can send violation letters and can also arrange for towing if necessary.
- It was stated that we have signage posted that says cars will towed away at vehicle owner's expense.

Restart Amendment Process-

- The amendments have been reviewed by our lawyer and only suggestion was that we indicate the Article that each Amendment corresponds to.
- The process for voting on the amendments will involve a mail out, proxy forms and an in-person meeting. The process should not be rushed as all documents need to be reviewed to avoid any errors.
- We were reminded that everyone will need a proxy form filled out, even if they attend the meeting. This needs to be made very clear as there were misunderstandings before.
- Mr. Gelman suggested a meeting be planned as soon as possible; possibly by June.
- Ms. Harden will look into when we can get it scheduled. She also reminded us that a proxy form is good for 90 days, and if we don't get a quorum, to make sure we don't "adjourn" the meeting. This would cause us have to begin the process over.

Power Washing/Gutter Cleaning/Gates-

- The Board reviewed the expected costs of the 3 projects: \$1850 for the gates; either clean gutters for \$900 (only clean really clogged gutters in specific areas nears trees) or \$2000 (cleaning/flushing of all gutters); and \$4450 for power washing of buildings, retaining walls , fencing and pool decking.
- After Ms. Harden informed us we were in a fairly good place financially to begin some of the work, the Board agreed on beginning with the gate replacements and full gutter cleaning. When we see where we stand financially after that, we can address the power washing.
- Mr. Gelman brought up the ongoing concern with the grates in our streets. He believes we need to hire a civil engineer to evaluate our grates and determine if they meet codes. If they do not, then to provide us with certification of this. If we get a certified document stating this then Beazer Homes will make the corrections or absorb the cost.
- Ms. Harden agreed to get an estimate from some civil engineers.
- Mr. Gelman has also agreed to investigate an invoice we received regarding what we owe for the shared-cost property bordering us and Dunedin Commons. It differed from what we expected.
- The sinking electrical boxes were also brought up. Duke Energy is aware of them but Mr. Gelman stated that they said they will not address the problem until the sinking reaches a certain level.
- Mr. Gulino mentioned that we need a light fixture replaced in the pool cabin area.
- Ms. Harden suggested we purchase a few of the same light fixtures so as they break we will still have some of the same style.

Homeowners Comments/Concerns:

- Neda Tobin, homeowner, stated that a year ago she had emailed our previous property managers in April 2020 about the lawn behind her townhome. She feels it looks terrible and asked that it be addressed. Her present concern was that other areas in our complex recently got re-sodded, but not her's, and how was that determined. Mr. Gelman responded that the areas that were re-sodded , including an area on the side of his home, had an insect that had decimated it. He state that the area on the side of his home was basically mud and dirt. Ms. Tobin then asked what the cost might be to re-sod. Mr. Gelman stated that we had not yet estimated that cost and asked Ms. Harden to get an estimate from our landscapers on what the cost would be to re-sod .
- Mr. Massieu ask about mole problems. He stated that they have a continuing problem with moles. Wendy said Ameritech will have someone investigate this.
- The question of weeds on the driveways came up and Mr. Gelman discussed re-sanding to prevent this problem. He also stated that driveways can be re-sealed to help prevent the problem. He estimated the cost to be about \$400-\$500 every 5 years or so. This would be a homeowners expense.
- At this point, Wendy suggested we might want to consider soliciting for a landscaping committee as well as an ARC committee. There was no response at this point to that suggestion, though it has now been noted.

- Ms. Massieau asked a question about the bylaws and renting a home. We discussed the current bylaws and what might change if the proposed amendments were passed.
- She also asked about storm doors and what the decision was about what was acceptable- white or paint to match the door. Mr. Gelman stated that the Board is currently in disagreement about this issue though he admitted we did agree that the ordered door should be a certain style, white frame with clear glass.
- After this, painting of the door, became controversial so was left to be discussed further at the next meeting of the Board.

Meeting adjourned at 7 pm