

Aqua Solis HOA Board of Director's Meeting Minutes
5/13/2021

Present: Eric Gelman,(President), Jim Gulino (Vice President), Kris Boyle (Secretary/Treasurer), Cindy Ready, Corine Milne, Shannon Massieu, and Neda Tobin

Notice of this meeting was posted more than 48 hrs. prior to meeting, in an easily visible location for homeowners to see.

**Meeting was called to order at 4:33 pm.
A quorum of the Board was determined.**

Appointment of Additional 2 New Board Members:

- Ms. Boyle made a motion to appoint Cindy Ready to the Aqua Solis Board of Directors. Mr. Gelman seconded the motion and Mr. Gulino approved as well. Motion passed.
- Ms. Boyle made a motion to appoint Corine Milne to the Aqua Solis Board of Directors. Mr. Gelman seconded the motion, as did Mr. Gulino. Motion passed.

Appointment of Architectural Review Committee Members:

- Ms. Boyle made a motion to appoint Shannon Massieu to the Aqua Solis Architectural Review Committee (ARC). Mr. Gelman seconded the motion and Mr. Gulino approved as well. Motion passed.
- Ms. Boyle made a motion to appoint Neda Tobin to the Aqua Solis ARC. Mr. Gelman seconded the motion and Mr. Gulino approved as well. Motion passed.
- Ms. Boyle made a motion to appoint Ivonne Yestes to the Aqua Solis ARC Mr. Gelman seconded the motion and Mr. Gulino approved as well. Motion passed.

Mr. Gelman suggested a follow up meeting soon to explain the responsibilities of both the Board of Directors and an ARC.

Ms. Boyle obtained the contact information of all newly appointed members and will share with Ameritech and current Board members. She also agreed to email the most recent financial reports (April) to Ms. Ready and Ms. Milne, as well as any other recent emails that would be helpful in bringing them up to date regarding the Association.

Pool Concerns:

- Mr. Gulino explained that the pool grids are shot, and have already been replaced, which shouldn't be an annual problem. The current pool company may be using chemicals inappropriately, causing wear and clogging of the grids. He suggests we find a new pool company to contract with but will find out if we need to give 30 days notice to our current

vendor. Even if that is the case, he suggested we find a new company ASAP, regardless if we have to pay the current company for another month. Based upon Tim Shanley's estimate, from Pool Works of Florida, he states that we need some new pool filter parts, a new computer system for chemical dispensing, and to utilize the chemical containers that are part of our current system. The cost for fixing the pool will be about \$3654.00, though there was a piece (a new float) that seems to be missing from the estimate.

- Ms. Ready asked if we had gotten bids and what information we had. Mr. Gulino said our property manager, Wendy Harden, is getting a few bids for a pool maintenance company, one of which is a company called Triangle. However, the above mentioned repairs we need are a separate issue and this particular company was recommended highly by Ameritech.
- Ms. Milne also inquired as to whether we have considered heating the pool. Mr. Gulino says an estimated cost to heat the pool is about \$17,000. Probably not feasible with our budget right now.
- Mr. Gelman said that he had a copy of the contract with our current pool company. He will send a copy to Board members. He said eventually these can be posted on the website, along with financials, but it needs to be made more secure first. He said the website developer at Ameritech is working on this.

Other Association Concerns:

- Someone mentioned that they were surprised by the estimate for the gates. Mr. Gelman had previously stated that the cost would be about \$1850.00, but the current estimate is actually \$2850.00.
- Mr. Gulino discussed the amendment modifications to be voted on at the June 8 meeting. One item was left off; the number of members attending or by proxy, that constituted a quorum. The current amendments require a 1/3 of Association attendance, (18 members) and the modified amendment would lower that number to 20% (11 members). Since a quorum just determines that the meeting can be held, all agreed that 20% might be a good change. Proxy forms and voting were also discussed. The importance of members realizing they needed the proxy form to vote even if attending a meeting in person. was also brought up.
- Some discussion occurred about procedures for dealing with delinquent homeowners, parking rules, and the need for a fining committee.

Meeting adjourned at 5:18 pm.