

Aqua Solis HOA Board of Director's Meeting Minutes 4/12/2022

Present: Jim Gulino (President), Kris Boyle (Vice President), Cindy Ready (Treasurer), Stacey Gillette (Board member at Large), Steve Jarboe (Ameri-Tech Property Manager), and members of the HOA community

Not Present: Corine Milne (Secretary)

Mr. Gulino called the meeting to order at 5:35 pm and a quorum was determined.

Financials

- The monthly financial budget will be adjusted in April to reflect that the amount previously shown due to reserves, \$5,450, has been paid back to reserves. It was determined at the 2022 budget planning meeting last fall that unused budgeted funds from 2021 would be put back into reserves.
- There are approximately \$10,000 in prepaid assessments or outstanding bills so the operating funds account is actually less than the \$34,931 that we see on the 4/12/2022 financial statement.
- The monthly financials will be available to residents on the website. Mr. Gulino will follow up to have an email sent to homeowners with the user name and password to access the financials.

Irrigation Update

- The irrigation system has been repaired and the control box replaced.
- We have irrigation zone maps and keys to the box.
- Irrigation control box keys will be kept in the storage closet since all Board members have storage closet keys.
- Mr. Gulino is unsure which days our sprinklers are set to run but will find out.

Lawn /Landscape Condition

- Mr. Gulino will be meeting with the landscaper tomorrow to discuss the condition of our lawn. Some areas are in very poor condition.
- The current height of the shrubs on the inside left of the Aqua Solis Park gate are too high to see into the park clearly. A request was made to have the shrubs trimmed to a lower height in order to be able to see who is in the park. Mr. Gulino will also discuss this with the landscaper.

Homeowners Walkway Request

- A homeowner has submitted an ARC request to place stepping stones down between their back yard and the back yard of the townhome directly behind them. The lawn area was in poor condition due to very frequent traveling back and forth between homes. The homeowners will pay for the walkway construction, will insure that it doesn't effect the ability to mow, and will remove the stones as well as re-sod if they move.
- All signed paperwork will need to be submitted, but the Board approved the request.

Cable

- Cable boxes are very congested with excess wires and neither Spectrum or WOW seem to want to remedy the problem. The cable boxes do not shut completely with so much cable.
- A few homeowners have had some problems with WOW's customer service. Mr. Gulino was told that if a customer requests to speak with Tom, our customer rep., they will be able to have the in-home installation fee waived.

Pool Closure and New Furniture

- Pool was closed recently, first because the chlorine level needed to be adjusted, and then because the signage needed to be replaced. Sign neglected to note the depth of the pool, which is required.
- Mr. Jarboe mentioned that he knew of a company that can reupholster pool furniture and will investigate the cost. He will also get some pool furniture bids.

Street Sealing

- The choice of company for sealing and striping is Rose Paving and the cost quote is \$8,024.
- The money in paving reserves and deferred reserves should cover the cost.
- Still need to get some potential dates for the work.

ARC Review of Documents/ New Committee Member

- Board will need to meet to discuss the ARC guideline recommendations.
- Amendment changes will need to align with anything also covered under ARC guidelines, as some discrepancies have been found.
- Shannon Massieu will be stepping down as an ARC member and Jeffrey Wise has volunteered to replace her on the committee.

Welcome Packet

- The Board members will all be given a copy of the current “Welcome Packet” that new owners receive, to which we can make suggestions for changes.
- A homeowner made a suggestion that we might also want to include frequently asked questions about Aqua Solis (FAQ), or add them to the website.

Aqua Solis Park

- Ivonne Yeste, ARC member, offered some suggestions for Aqua Solis Park rules, which many homeowners like to use as a dog park. The rules are intended to keep the park a safe place for people and their pets.
- The Board agreed that the suggested rules were a good idea and Mr. Jarboe said he had an idea as to where we could get the sign printed.

Other Concerns

- The shutters on one home on Harbour Lane are warped and should be replaced.
- Some homeowners are concerned about wasps so Mr. Jarboe will inquire about whether our landscapers do any spraying.
- Mr. Jarboe mentioned that he has a possible architect that might be able to provide landscape ideas for our multi-year landscape improvement plan.
- A homeowner asked if we have a community plan in place for putting up/taking down hurricane shutters, and if not, would we consider it.

Motion to adjourn made by Ms. Boyle, seconded by Ms. Gillette. Meeting adjourned at 6:30 pm.