

Board of Directors Meeting August 17, 2022

Board Present: Jim Gulino, Board President; Kris Boyle, Board Vice President; Cindy Ready, Board Treasurer; Stacey Gillette, Director at Large. Not in attendance, Corine Milne, Secretary.

Also in Attendance: Jeff Wise, ARC member; Shannon Massieu; Patricia Pennell; Dave Borowiecs; Phil Colettis, Ameri-Tech Director of Operations; Sierra King, Ameri-Tech Property Manager.

Meeting was held via Zoom and was called to order at 5:00 p.m. A quorum was determined.

Electrical Lighting at Front Entrance and in Aqua Solis Park

- We have one bid of approximately \$3200 to repair the lighting in both the front entrance and the park area. Ms. Boyle made a motion to request another bid or two before proceeding, seconded by Ms. Ready and Ms. Gillette. Ms. King or Mr. Colettis will get additional bids.

Asphalt Depression

- A slight depression has formed in the asphalt by one of the grates. The Board would like to keep an eye on the depression and will fix when it is necessary.
- ACPLM provided an estimate of approximately \$5,000 for the asphalt repair, which will include resolving the underlying reason for the depression. It will be an additional \$6000 to fix the grate to alleviate the loud bang when it is driven over.
- We would like these projects to be considered when we plan for next year's budget in September.

Notification of Lowering Priority of Sealing the Streets

- Mr. Gulino suggested that we notify residents fairly soon about the canceling of the street sealing originally scheduled for October; with the other street repairs needed, this needs to be addressed at a later date.
- Mr. Gulino made a motion to lower the priority of sealing of the streets, to which no Board member objected. He said he will send an email to the residents, and asked it also be something mentioned in the next newsletter.

Budget Review

- Mr. Gulino noted that the July financials did not reflect the \$3800 payment due to ACPLM. Mr. Colettis said the invoice was only recently received and paid and will show in the August financial report.
- Ms. Ready had two questions about the July budget. There was a charge for moving files into storage, which was clarified by Mr. Colettis. This occurs about every 6 months. He will send us a copy of an explanation of this process.
- She also questioned the \$60 increase in the pool bill. Mr. Colettis said it was a fuel surcharge due to the increase in gas prices, and will review our contract to ensure it is allowed.
- Mr. Gulino questioned whether the operating contingency line in the budget can be used for projects such as the electrical project or grate repair. Mr. Colettis said it can be used however it is needed.

Review/ Prioritize Projects

Projects, in order of probable priority:

- Directory box repair. 3 digit code call system not working properly, per multiple residents. American Access may be able to fix remotely but we are not sure. Mr. Colettis was asked to follow up on this. Ms. Ready is going to test the system after the meeting to confirm there is still a problem.
- Electrical repairs at front entrance and in park area. Need to make sure the wires are well buried so landscapers can't inadvertently cut the wires.
- Gutter repairs. We need to determine where the leaks are occurring. Mr. Colettis or Ms. King will get some bids and investigate if able to clean and have repairs done at the same time.
- Cameras and driveway landscaping- waiting for ARC to meet and offer comments/ suggestions.
- Metal grate street repairs.
- Street depressions if deemed necessary.

Confirmation of Annual Budget Workshop and Annual Meeting Dates

- Budget workshop is scheduled for September 14th at 6:00 p.m.
- Annual meeting is scheduled for December 1 at 6:00 p.m.

Trespass Authorization

- Ms. Boyle applied for and has received Trespass Authorization from the Sheriffs Office. She will provide a copy to Mr. Gulino as well as to Ameri-Tech.
- Mr. Colettis will post No Trespassing signs in the community.
- Mr. Wise commented that some of the other signage in the community has faded. Signs will be looked at for possible replacement if faded.

Cameras

- As mentioned previously, ARC will be discussing cameras. American Access does not install cameras, and if we do pursue, may be most economical to purchase from Home Depot or Lowes.
- Mr. Wise reminded us of some of the things we need to consider with camera installation: no audio, no capturing of personal home areas, determination of who will have access to the footage and reason to access (i.e. an incident of concern), do bylaws require a resident vote before moving forward with a camera, risk of liability, possible negative or positive effect on property values.
- Ms. Ready asked our property managers if they might have another HOA policy pertaining to use of a camera and Mr. Colettis stated he didn't believe they had an actual policy sample, and didn't think surveillance of common area required a vote.

Landscaping

- Mr. Gulino asked Mr. Colettis if he or Ms. King had asked JPM, our current landscapers, for ideas and an estimation of cost.
- This is still to be discussed within the ARC so will discuss further after they meet and make suggestions.

Tree Trunk Stump behind Unit 1225

- New homeowner would like the stump removed due to concern about attracting termites or rodents.
- Ms. Ready suggested we add the stump removal/ any replanting to the landscaping project.
- Ms. Massieu said that she believes her parents, the new homeowners, would pay for something to be replanted.

- Ms. Massieu also commented that after a year, the required period of ownership according to our bylaws, they might like to rent that property.

Other Concerns

- Brief discussion about responsibilities of a janitorial service. Some services will wipe light fixtures and power-wash the sidewalks so our service contract may be re-evaluated at renewal.
- Mr. Gulino suggested that our next building power-wash be slated for 2023. Mr. Colettis suggested 3-year intervals for power-washing, with painting of the stucco every 6 years.
- Mr. Wise asked if the brick facade on the building exterior was sealed by Beazer. Mr. Gulino is away for a few weeks but will investigate this concern when he returns.
- Mr. Gulino asked if we need to renew our termite inspection contract. Ms. King said we are scheduled for an inspection in October. It is not yet time for renewal of the contract.

Mr. Gulino made a motion to end the meeting, seconded by Ms. Boyle.

Meeting ended at 5:48 pm.