

Aqua Solis Annual Meeting Board of Directors & Budget Meeting 12/1/2022- Ameri Tech Office, Clearwater

Board Members In attendance were: Jimmy Gulino (President) Kris Boyle (Vice President), Cindy Ready (Treasurer), Corine Milne (Secretary) & Stacey Gillette (Director at Large).

Other Attendees: Sierra King (Ameri Tech Property Manager), Janice Sofia (Ameri Tech Payroll and Budget representative).

The **Budget Meeting** was called to order at 5:35 pm by Jimmy Gulino and a quorum was determined. We received 36 proxies although 11 (20%) were needed. The meeting took place at Ameri Tech Clearwater office.

It was voted to waive the financial reporting 35 yes and 1 no. The proposed budget for 2023 was approved by Jimmy and seconded by Kris.

Jimmy noted that the biggest expenses during 2021 were the entrance gate repairs and irrigation repair costs. Changes in the budget for 2023 include that the pool service will increase from \$495 by approximately \$200.00 per month due to inflation although we have a contract. The change in the monthly HOA fee effective 2023 is an increase of \$15.00 per unit primarily due to inflation and the cost to repair the 5 grates and grate boxes.

Items to focus on in 2023 are the 5 storm grates and depressions in the roads at a cost of approximately \$3,100.00 each as quoted by DLS parking. Previously Beazer the developer contributed to the initial cost.

Hopefully there will be no unforeseen additional expenses.

During the open forum questions were raised about water usage by homeowner. There are 2 bills associated with Aqua Solis the Irrigation bill which uses reclaimed water and a separate account for potable water. Annual water, sewer and trash bill is around \$59,00.00 annually.

The budget meeting was adjourned at 5:42 pm by Jimmy and seconded by Kris.

The **Annual Meeting** was called to order at 5:45 by Jimmy Gulino and a quorum determined.. There were no nominations from the floor. 2023 board members remain the same as 2022 as follows:

Jimmy Gulino-President
Stacey Gillette-Director at Large
Kris Boyle-Vice President
Cindy Ready-Treasurer
Corine Milne-Secretary

There was no vote on candidates for the 2023 board as there were no nominations from the floor. Nominations were closed at 5:53 pm.

Homeowner Suggestions include:

1. Dog Waste bag receptacle station outside the Aqua Solis pedestrian gate
2. A directory of residents. Ameritech can send a note to residents to confirm contact information and further request permission to publish same for residents at Aqua Solis.
3. A need to update the gate directory to remove former owners was discussed. Currently there is no communication from within Ameritech to the board regarding ownership/rental changes. The gate directory requires manual information updates. A new procedure to ensure the changes are made will be investigated.
4. It was noted by a resident and affirmed by several present that Aqua Solis is a friendly community and we want to maintain that "vibe". The board discussed the challenge of having rules established to maintain the properties and overall community and having to "police" residents compliance with same. Aqua Solis documents reference requesting an ARC application for changes to the exterior of a home or community

property area and residents are required to contact a Board member for approval of the occasional short-term exception to any rule (like a parking situation) or to request an exception to an established rule. Kris Boyle mentioned a recent ARC decision that will be communicated more widely regarding landscaping between driveways. The ARC identified 8 varieties of plants that may be used to fill gaps and/or replace certain objectionable plants. Additional communication will be forthcoming and owners interested will have to submit an ARC request for the changes.

5. As there were over 25 changes to the ARC it was proposed that these changes should have been discussed with homeowners although board members have the right to make /change rules. Several owners felt they should have been better communication by the board in communicating the changes. Several owners felt they had no input. Going forward the board committed to better communication of such changes.
6. Board to be notified of changes in ownership and rentals (there are currently 3 rentals with a possible 4th) maximum allowed is 7.
7. How to best implement rules: review, update, notify owners and reference changes on the website.

Motion to adjourn the meeting by Jimmy at 6:34 pm and seconded by Kris.

Next board meeting will take place on Thursday, January 19 @ 5:30 pm at Aqua Solis pool area or as directed.