

Aqua Solis July BOD meeting via Zoom July 12, 2022

Meeting was called to order at 6:02 pm and a quorum determined.

Board Members present were Jimmy Gulino President, Kris Boyle VP, Cindy Ready Treasurer and Corine Milne Secretary. Not in attendance was Stacey Gillette Director at Large.

Also in attendance representing Ameri Tech was Phil Colettis Director of Operations who is currently representing Aqua Solis until further notice.

ARC Members in attendance were Ivonne Yeste and Jeff Wise.

Cindy Ready Cindy made a motion the accept the may minutes which was seconded by Jimmy Gulino.

Items on the Agenda are:

Property Manager Change: new managers are in training and per Phil, one will be assigned soon to replace Steve Jarboe. In the interim Phil will be overseeing Aqua Solis and is a wealth of information.

Street Repair: Work was completed today. It was determined that the work required this time around was separate from last year's work as this was a new hole. The job will cost \$3,807.00. It is likely that this area was not sufficiently stabilized when the road was originally done. Last year's work on Aqua Solis Court was covered by Beazer but not this time around. The storm drains on Aqua Solis Court continue to sink (there are 5 in total). The other 4 storm drains will be put on the agenda for consideration at a later time at a cost of about \$5,000 per storm drain.

October Street Sealing: As per Phil sealing is primarily "cosmetic" and may extend the life of the streets but depends on amount of traffic. Sealing may void the existing warranty of the streets. He indicated it is best to focus on the grates especially those that make the most noise when cars go over them. Suggestion is to postpone on deciding until August meeting.

Lawn Issues Rear Backyards: It was determined that Aqua Solis landscaping includes 3 different types of grass. Dry patches of grass are due to the weather and irrigation issue. Each type of grass has different requirements to subsist. Now that it is rainy season the grass should show an improvement to backyards that were struggling earlier in the year. As per Phil who is knowledgeable, too much water can cause fungus and chinch bugs. Although an additional day of irrigation was added last month, it may not be needed in rainy season and suggests that the additional day can be reversed and it was suggested to let the lawn people decide going forward as to what is needed. Let them provide a recommendation and in the meantime give the grass a chance to recover in the areas it was not thriving. This will be for further discussion when the new property manager comes on board and a new architectural plan is put in place. The ARC committee can discuss and make suggestions. Ivonne Yeste will spearhead.

Watering Schedule/Irrigation Issues: Refer to above

New Lighting Front Entrance: Eric independently improved the lighting at the entrance.

Pedestrian Gate: Although the gate was thought to not be locking, it was determined that it is working fine but there is a delay. The locked gate prevents nonresidents from entering the property to help ensure safety of the community. Phil contacted America Access but cancelled the appointment as it was deemed unnecessary. Jimmy will contact the police department to set up a Blanket Trespassing Order. This allows police to enter the development at any time and is a free service.

There was a motion to accept the Blanket Trespassing Order and motion was seconded by Cindy Ready.

Driveway Landscaping: As it is time to consider phase 2 of the landscaping, (phase 1 was earlier this year when debris and dead foliage was discarded by Aqua Solis residents). The suggestion was to start with the areas needing most attention first and to consider shade/sun in addition to Florida Friendly when making a decision on replacement plants. Jason with JPM is a good person to liaise with on recommendations. ARC committee meets monthly or as needed to discuss. **See Lawn Issues/Rear Backyards** segment and liaise with new property manager.

JPM/Ameri Tech: A JPM & Ameri Tech representative walked the community and discussed roles and responsibilities.

Other: Cameras. As previously suggested, it would be wise to consider placing cameras at the pool area and entry/front gate areas. Phil will investigate options for consideration as well as a policy template for consideration, who will monitor and storage? Access to WIFI? There is internet at the gates so could we tap into that for cameras? America Access Controls is an option.

Open Discussion:

Residents in attendance expressed interest in continuing of quarterly newsletters and include news and latest information on the Aqua Solis website.

The next meeting is scheduled for Tuesday, August 9, 2022.

The meeting was adjourned at 7:02 pm by Kris Boyle and seconded by Jimmy Gulino.