

Aqua Solis HOA Board of Director's Meeting Minutes  
3/22/2022

Present: Jim Gulino (President), Kris Boyle (Vice President), Cindy Ready (Treasurer), Stacey Gillette (Director at Large)

Not Present: Corine Milne (Secretary), Steve Jarboe (Ameri-Tech Property Manager)

**Meeting was called to order at 5:30 pm.**

**Proof of notice of meeting was noted (in display box by mailboxes and a sandwich board was posted by dog park)**

**A Quorum of the Board was determined.**

**Document Review:**

- Mr. Gulino began the meeting by briefly mentioning that a Document review was carried out by the Board of Directors over the past few weeks and a list of the proposed amendments was created by Ms. Ready.
- Mr. Gulino will prepare the proposed document changes for legal review.

**Irrigation:**

- Mr. Gulino communicated with Jim Serina, our irrigation consultant, who told us that we have an I-Core controller with a DUAL 2-wire decoder module that are dead. The system consists of 35 zones with a mix of DUAL and ICC decoders. Apparently this system is being phased out and replaced with newer technology. We were presented with three options for getting our irrigation system running properly, each with advantages and disadvantages.
- The Board felt that the best decision was to replace the controller with an ICC2 controller and ICC decoder module. The ICC with a decoder was the least expensive of the options. It is the replacement for the older DUAL system and is the recommended product for light commercial systems with up to 38 zones. All of the components will be readily available within a few days. The existing decoders will need to be replaced in order to work with this system. The total cost for this option is \$2,125 plus tax, along with the cost of labor for replacing the decoders.
- Ms. Ready made a motion to approve the option to replace the controller with an ICC2 controller and ICC decoder module as described above. Ms. Gillette seconded the motion. All approved; motion passed.
- Mr. Gulino will call our property manager, Steve Jarboe, to confirm we have the funds for this repair.

**New Cable Provider- WOW:**

- Mr. Gulino mentioned there have been a few glitches with the initial WOW installations.
- The current wires in some of the outside cable boxes are not marked, and the boxes are not closing properly due to an excessive amount of wires from Spectrum.

- The original agreement with WOW was that equipment is to just get dropped off to new customers and any in-home installation had an additional fee. Mr. Gulino is going to call our rep and request that the in-home fee be waived.

#### **Beazer Release and Claim:**

- Beazer is prepared to repay us for the cost of repairing the road near our grates, but wants us to sign a release regarding any future costs for this particular problem.
- Ms. Gillette made a motion to approve signing this release, seconded by Ms. Boyle. All approved; motion passed.

#### **Sealing of the Streets:**

- We received 3 bids for street sealing: 1.) PLS for \$7265 2.) ACPLM for \$7874 3.) Rose Paving for \$8024. The job would be completed in 2 phases (east and west sections of community).
- Mr. Gulino and Ms. Boyle are favoring Rose Paving because we have seen their work at Dunedin Commons or ACPLM because we have previously worked with them.
- Logistics for parking, deliveries, mail, garbage pick-up etc., need to be ironed out, and it was suggested we speak with Dunedin Commons and/or the City for possible ideas/assistance/permissions as needed.

#### **Landscape Review:**

- Discussed finding a landscape architect to work with and a homeowner present (Brad Smith) said his company may be able to offer some suggestions.
- Will discuss bid form and inquire for any suggested businesses with Mr. Jarboe, and include JPM in bid.
- Also mentioned that if we consider changing the mulch we use, we may want to discuss first with someone from the City or County.
- Ms. Ready to follow up with ARC for their thoughts on approach.

#### **Community Clean-Up Day:**

- Suggestion was made to flag any plants we want to remove prior to Clean-Up Day.
- Decided that Clean-Up Day will be Saturday, April 9. An email will need to be sent to homeowners.
- Cindy will connect with the ARC.

#### **Pool Furniture:**

- Question is whether to have furniture repaired or replaced.
- Ms. Boyle will reach out to a friend from Mediterranean Manor to see what they have done with their pool furniture and for suggestions for a vendor.
- Pool Furniture update will be determined by budget.

#### **Open Discussion:**

- Will try to have a Community meeting with Board of Directors meeting once/month to address concerns or questions. Attendance will determine interest from community and frequency to meet. Next meeting date TBD.

**Meeting adjourned at 6:47 p.m.**