

Aqua Solis Board of Directors Meeting Minutes 10/19/2022

Board Members in Attendance: Jimmy Gulino (President), Kris Boyle (Vice President), Cindy Ready (Treasurer), Stacey Gillette (Director at Large).

Board Members not in Attendance: Corine Milne (Secretary)

Additional Attendees: Sierra King (Amer-Tech Property Manager), Neda Tobin (ARC member), Jeff Wise (ARC member), Shannon Massieu, Elsa Borowiec, Dhays Gruber, Carlos Sanchez, Nicole Murphy.

Mr. Gulino called the meeting to order at 5:05 pm and a Board quorum was determined. The meeting took place at the Aqua Solis pool deck.

Storm Grate Repair:

The storm grate concern is that they do not fit properly in the cement surround . Because of this, they are very noisy when driven over. Ms. King said she is going to ask someone from Parking Lot Services to meet with the Board, walk through the streets and explain what they could do to resolve this problem. If there is a solution and the cost prohibits all of the grates from being repaired at one time, they will be prioritized as to the most noise offensive.

Front Entrance Gate Repair:

The gate controls have been repaired. A new control box with a surge protector unit was installed, and new grounding rods as well. These surge protectors should help but are not a guarantee against lightning strike damage, which the warranty does not cover. Ms. King will contact Duke Energy to see if they can offer additional protection, such as a shockbox.

Lighting for Entry and Dog Park:

Lighting was repaired voluntarily at the entryway by a resident, without Board consent. Ms. King will send a letter to the resident acknowledging his volunteer work and donation of repair supplies. The letter will also state that no future repair work is to be done without prior approval by the Board. Ms. King will contact an electrician about community lighting needs and request a bid.

Gutters:

The gutters were recently all cleaned. The east side of the community had a build up of leaf debris, but the west side did not. The Board agreed to having the east side gutters cleaned semiannually, and the west side on an as needed basis. The Board also discussed gutter guards but decided against them. The gutter cleaning company identified 18 areas in need of some gutter repair, but did not provide any information on specifically where these areas are. Ms. King will request details of the identified areas for repair to make sure no leaks are overlooked.

Legal Review of Beazer Release:

The Board signed a release with Beazer regarding the road repair done earlier this year. Beazer reimbursed us for the cost of that repair. In the event other areas of our streets show evidence of poor initial construction, Mr. Gulino suggested that our lawyer review the document to determine if Beazer could again be held responsible for repair costs. Mr. Gulino will provide a copy of the signed agreement for Ms. King to show our lawyer.

ARC Review of Landscape Needs and Security Cameras:

The ARC suggested we take an individualized approach to driveway landscape changes. We should solicit residents and ask for applications for planting requests, with a choice of about 10 plants. The plants would be Florida Friendly. We also discussed the plan of gradually replacing mulch in the driveway areas with ground covers. It was suggested that we begin to solicit requests soon so that by Feb./March the new plants could be planted.

Some areas behind residents homes have patches without grass. It was suggested that we begin to replace the areas behind homes with St. Augustine grass, a hardier variety. Ms. Boyle and Ms. King had spoken with our landscape

company manager previously regarding this and he said the current grass would continue to invade the St. Augustine grass. In addition, Mr. Gulino said the replacement cost would be extremely expensive if we wanted to re-sod all of the back areas.

Some of the palms were trimmed improperly last year. They were given a hurricane cut, which actually damages their growth. The palms are due for nutrient replenishing so we need to make sure our landscapers are aware and follow through.

The ARC voted against installing security cameras for several reasons. The Board has accepted this decision.

Additional Landscaping Concerns:

A few residents reported their lower lanai screens have been cut by the landscapers when cutting the grass behind their homes. The landscape company has not agreed to pay for the screen repair. Ms. King was asked to discuss this concern with the landscapers. One resident has submitted a request to the ARC for blocks to put in front of the lower screens, which will be addressed this week at an ARC meeting.

Mr. Gulino voiced concerns about the regularity of irrigation inspection. We do not receive notification when the inspection is supposed to occur and are not sure they are taking place. Ms. King will request dates as to when the inspections will occur. We should be due for an inspection in November.

Letters of Non-Compliance:

A question came up about residents receiving letters of non-compliance. Ms. King said she believes that if an issue of non-compliance is not addressed within ninety days, we may not be able to address the non-compliance. She will investigate this.

Wasp Nest Removal Contract:

The Board agreed that we should have Hughes remove the nests twice yearly.

Triangle Pool Contract:

Triangle Pool Company has informed Ameri-Tech that the monthly cost for pool maintenance will be increased to \$710.00 beginning in Jan. 2023. We have a three-year contract with Triangle and do not believe they should be allowed to increase their fees until the contract expires. Ms. King spoke with a lawyer in regards to this and was told that they could send a letter fighting the contract breach, but it might not benefit us. The company could just end the contract. Instead, we will try to negotiate a lesser monthly increase for this next year.

Meeting was adjourned at 6:25 p.m.