

August 23, 2023 Aqua Solis Board Meeting at Ameri-Tech Office, Clearwater

Board Members in attendance were: Jimmy Gulino (President) via Zoom, Kris Boyle (Vice President), Cindy Ready (Treasurer), Corine Milne (Secretary) & Jeff Wise (Director at Large).

Other Attendees: Jenny Kidd LCAM (Ameri Tech Property Manager)

The meeting was called to order at 5:00 by Jimmy and 2nd by Cindy. The motion to accept the minutes of the July meeting was accepted by Jeff and 2nd by Kris.

Topics of discussion were:

Dunedin Commons shared property invoice

Earlier this summer, we received a bill for the shared portion of the maintenance of the Brae Trail area that included past due amounts for 2021, 2022 and current amounts for 2023, totaling approximately \$18,000. We had not been billed since 2020.

We learned budgeted items not paid at year end fall off the budget electronically, which complicated this oversight. In 2020, we paid a reduced amount that was negotiated with Dunedin Commons and are currently seeking a waiver of the late fee (given we were not billed) and a reduction in amount due to the area not being well-maintained. We also are requesting to be billed in December for the current full year (vs March of the next year) to avoid any similar budget error occurrences.

We discussed pursuing this with an attorney if Dunedin Commons is unwilling to negotiate the bill. Jeff also asked to review the original documents so that we can have a better understanding of our responsibility and liability for this property area, such as fencing replacement or other damage that may arise.

Landscaping

We have been under contract with Millenium Landscapers since June, and have been disappointed with their performance given lack of attention to details such as shrub trimming, weeds, turf maintenance and identifying areas with dead plants. While improvements have been made in the past few weeks - after formal complaints were communicated with them - there still seem to be issues. Additionally, we were not made aware of the costs of irrigation repairs in advance, and these seem excessive to date.

Millenium did deliver on their partial mulching agreement for the front of the property. Their estimate for the balance of the mulch needed for the community is the lowest received (approx. \$5,500); a motion was made by Jimmy and 2nd by Kris to move forward with payments for July irrigation work and the community area mulch. Jenny will work with them to have that delivered onsite ASAP. A letter instructing residents to clear areas where mulching will occur and remove any alternative materials used will be sent via email by Ameri-Tech.

We are investigating alternative landscape contractors and will meet with any vendors prior to selection to ensure we don't repeat this experience. Jeff suggested a 90-day trial period for any new landscaper choice given our current experience.

Gutters

There has been a search for a contractor to complete sealing of 2nd floor gutters for all buildings at a reasonable price for some time. All vendors indicate cleaning prior to sealing is necessary. While gutters were cleaned earlier this year, contractors require cleaning prior to sealing as part of the service. Jenny

was familiar with another vendor and was going to request an additional quote. The Board agreed to proceed with the lowest contractor bid within 5 business days to complete this project.

The Board is in agreement to have an annual gutter cleaning funded by the HOA; however, we realized our documents are unclear about responsibility for gutter maintenance. We have also discussed the possibility of gutter guards for the east buildings adjacent to oak trees. The oak trees are technically an issue for only 5 of our 9 buildings. Based on our governing documents, any potential installation of gutter guards would be at homeowners' expense, only for owners in buildings regularly affected by tree debris. The Board agrees that attorney review of our current documents will help clarify who is responsible for maintenance and our documents may need to be amended regarding same in order to be fiscally responsible for the entire community. The Board agreed to seek counsel's opinion to present this to the community ASAP.

Jimmy also noted he's attempting to contact the City Arborist to inquire about allowing oak tree trimming to help mitigate the gutter debris.

Seal Coat Vendor Selection

Given the community's use of ACPLM for previous street repairs, their quote was preferred over that of Rose. However, All Phase was suggested by Jenny, and may prove to be less expensive. The Board discussed which budget lines could be used for seal coating costs, and both Street Reserves and Deferred Maintenance are options and have sufficient funds. The motion to go with ACPLM was made by Jeff and 2nd by Kris, providing the quote for All Phase was not significantly different.

Parking logistics to clear for sealcoating will be addressed closer to the time the project is executed.

Annual Meeting

The Board's 2024 budget preparation meeting will be October 3rd; the annual meeting with community present will be November 30, at Ameri-Tech's offices in Clearwater, at 6:30pm. The Board will discuss the potential need for, and expense of, a financial audit (typically done every 3-5 years) and a Reserve Study update (last done 2020) at the October budget preparation meeting. Two Board member terms end as of December 31, 2023.

Insurance

Jeff presented concerns regarding our potential expense and liability for damages to any portion of our community property, such as fence replacement or plant/tree replacement. There is a \$2,500 deductible per occurrence and an additional 2% responsibility per incident. Jenny is investigating cost replacements as part of our budget planning so that it can be included in our October discussion

The meeting was adjourned at 7:05 pm by Cindy and 2nd by Jeff.