

February 2023 Aqua Solis Board Meeting

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 LCAM (Ameri Tech Property Manager).

The meeting was called to order at 6:04 pm on Monday February 27th by Jimmy and 2nd by Kris.

Agenda items included:

1. **Latest status on paver issues for HOME # Sunset Lane?** - The ARC denied the initial request as well as the request for approval after the work had been completed, and the homeowner appeal was deferred to the Board. Ameri-tech confirmed the land behind the homeowner is part of his deed, but given the covenants of the townhouse community, it is also considered common area with Board discretion for maintenance of same. The homeowner has indicated his intent to survey the community, as per his right in the documents, regarding his back area. Ameri-Tech will reach out to the homeowner to get a maximum of three (3) questions for the community along with his statement, and the Board will also provide their stance in the survey. Similar to approval of other changes impacting the community, a 2/3 approval majority vote homeowners will be considered as community approval; however, the Board still maintains the right to deny as per our community documents.
2. **ARC Member vacancy:** As one member of the ARC resigned, the Board will draft an email for distribution to invite homeowners to apply to be part of the ARC as well as to seek volunteers for the Adherence Committee which has not yet been created. Currently there is one candidate who expressed interest in the ARC vacancy.
3. **Storm Grate Repair-Big Savings:** A homeowner's idea to weld the grates to the frame seems to have resolved the noise issue down Aqua Solis and saved the community a lot of money.
4. **Discussion on sealing the streets within Aqua Solis (flexible dates):** PLS provided an estimate to reseal the streets discussed previously. With depressions forming near at least one grate, the decision was to observe the depressions and the recent grate noise solution for a year prior to proceeding with resealing. Funds are available if/when needed.
5. **Mulching-community or via JPM and substance-** The idea of a community day to replace mulch was revisited given the need for mulch in all common areas. An option to replace the existing pine bark with pine straw, which is biodegradable, sustainable, and less expensive was discussed. The downside is that it holds moisture and not considered the all around best option for weed control. It was decided to ask JPM to execute the work, also vacuum existing leaves prior to spreading new mulch, and leave 4-6 inches from driveways and buildings.
6. **Driveway plantings:** The Board approved new plantings in 2 phases. First would be key areas that are bare to be completed this spring and paid for with Association funds. The Board has a selection of up to 9 plants from which to choose. The second phase, to be completed in the fall, would be driveways that are bare or have less suitable plants such as sea grape originally planted by the builder. In the second phase, owners would be responsible for the cost of the

plants from the approved selection besides maintaining the new plants. Piero is suggested as a knowledgeable, reliable person to plant and oversee this project.

7. **Shutters on Buildings-poor quality:** A few of the decorative exterior shutters are warped and require replacement at the homeowner's expense. Jimmy offered to investigate the difference in cost and durability between the existing Styrofoam shutters or PVC and also investigate possible savings from purchasing them in a larger quantity, anticipating future similar situations particularly for southern-facing homes.
8. **Propane storage and grill use-**As per a statement from the City of Largo Fire Department, a fellow city in our county of Pinellas, Florida's Fire Prevention Code (5th edition) states other than one- or two-family dwellings, no hibachi, grill or other similar device used for cooking or heating purpose Shall be used on any balcony, under any overhanging portion or within ten (10) feet of any structure. (NFPA 1:10.11.6.1) Furthermore, (NFPA 1:69.5.3.5) states storage of (propane) cylinders within a residential building, including ...attached or detached garages, shall be limited to cylinders each with a maximum water capacity of 2.7 lbs. and shall not exceed 5.4 lb. (2.4kg) aggregate water capacity per each living space unit. One propane tank/grill may be stored on a lanai but not used in that space due to safety concerns.
9. **Palm tree nourishment-when:** JPM treated the palms around the pool with the first application of a granular nutrient. Sierra will get confirmation that this was done and confirm when a second application will occur as there is visible improvement yet.
10. **Results of walk through as it relates to 1200 Sunset Lane:** Concerns were expressed by the homeowner about the condition of the grass behind the unit. A walk through was done by Sierra with a representative from JPM Landscaping. It was observed that the grass is unique to that area and possibly planted by the homeowner. JPM explained that the sod was not suitable for the area and suggested mulch, similar to other residents along that section of the community. The owner rejects the idea of mulch. The area is a common area. It was suggested that the owner should put sod and pay and maintain they area which is a common area as per the property appraiser. The estimate is \$500.00 to replace the sod and mulch. Sierra will notify the homeowner.
11. **Peace pole:** A homeowner's suggestion for a Peace Pole in the community was denied by the Board.
12. **Furniture cleaning and worn chairs:** Jayman Enterprises quoted \$175.00 to clean the outdoor pool furniture 2 times per year. Sierra will ask if it can be included in the regular maintenance service as they mentioned AS is minimum work on a regular basis. Some chairs will require new fabric soon. Sunbrella fabric was suggested as it holds up best without fading in the Florida heat. Prices will be compared. Some chairs/loungers in the closet can be repurposed or discarded.
13. **ARC documents retyping:** After several discussions to subcontract the job with Fiver or a similar company, the Board decided it would be most efficient to use 2 board members (Cindy and Stacey) who volunteered to do the job.
14. **North Side Sunset drainage:** regarding drainage a quote will be obtained from Scott Specialty Builders if Beazer the AS builder does not offer. The blockage was never checked by Beazer.
15. **Status Dog Trash receptacle, End of street faded no parking signs, gutter repairs, West end fence repair:** Parking signs are on order, a Board member will order the dog trash receptacle and be reimbursed, and a handyman or Jayman will be asked to do the installation. It was determined that no towing agreement is needed at this time as there are no current major parking concerns.

16. Open Discussion:

- a. The topic of aggressive dogs in the AS park was brought up as a concern and putting up an appropriate sign was proposed to alert dog owners entering the park with their dog to use caution as there may be other dogs in the park. Installing a mirror, similar to a traffic mirror, is being investigated to help homeowners identify when the park is in use by other dogs.
- b. There is a mandatory annual Storm drain inspection of \$125.00 which Sierra will coordinate with SWFWMD.
- c. The monthly Financials have not been updated on the website and Sierra will follow up.
- d. It was decided to sign the new pool maintenance contract with Triangle in spite of the current contract of \$495 being unexpectedly nullified and monthly fees raised to \$710. Ameri Tech was negotiating with them on behalf of us and other properties; however, with limited vendors available to service, and our current satisfaction with their work, the rates will be accepted. We will continue to look at other vendors over time.