

## January 20, 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 5:32 pm by Jimmy Gulino and 2<sup>nd</sup> by Cindy Ready and a quorum was determined.

Topics for discussion were:

1. **Install Dog Trash Receptacle:** A concern regarding non-residents using the large garbage receptacle through the sidewalk fence was raised, and the stability of the pathway inside the dog park was mentioned to advocate for another dog trash receptacle. The 2<sup>nd</sup> onsite receptacle would be placed inside the community, between the dog park and pedestrian gate. A motion was made to approve a 2<sup>nd</sup> receptacle at an approximate cost of \$250.00.
2. **Trespassing & No Parking signs / Tow Away Signs faded:** Given issues in 2022 of a homeless person at the pool area and a resident being solicited for pest service by an unmarked vehicle, no trespassing signs were approved for placement on the outside of the pedestrian gate and one approaching the drive entrance. It was determined that 3 additional no parking/towing signs were needed were missing.
3. **Street Storm Grates:** Prior to expending approximately \$3000/grate, we will attempt switching a storm grate that gets higher traffic with a grate from the end of one of our community streets to determine if the noise level is due to grates "warping" with extensive use. If that doesn't work, we will continue discussions for alternative solutions with the repair vendor and replace the grates as needed.
4. **Northside Sunset Lane Drainage Issues:** Owners are experiencing water and dirt coming into their lanai during rainstorms. An owner notified the city but has received no response. Another owner from the south side of Sunset Lane stated that the builder had an easement created to avoid a similar issue when the community was new and will find the documentation from his repair for us to pursue a similar resolution. Affected owners will be made aware when the solution is determined.
5. **Common Area Mulching:** The board proposed a community mulching day for residents to volunteer to place mulch vs have JPM re-mulch which is costly. A community effort to mulch was decided by the Board and enthusiastically accepted by owners attending the meeting. An owner suggested changing the existing mulch to Cypress as the existing Pine bark mulch floats on the street. It was determined that the ARC would have a separate meeting to discuss the matter and determine the best option.
6. **Palms Around Pool Dying-Arborist/JPM:** There are concerns that the palms around the pool are not thriving as they should and may have nutrient deficiency. One option is to call Craig Wilson, Dunedin City Arborist. Sierra contacted the city arborist but no response yet. An independent landscape worker, Piro Bollano, did a good job of trimming the other palms and is efficient and reasonably priced. He is also suggested as the individual to execute the upcoming driveway landscape improvements. A decision will be made soon.
7. **Gutter Repair:** Repairs are pending a list from the vendor so the Board can be certain areas of concern will all be addressed. The vendor suggested 1102 Coral Lane may need to include a roof repair given a soffit issue. Sierra is following up on the 1205 Sunset Lane statement regarding a missing gutter piece.
8. **Repairs to West side fence around pond:** On the west side of the community a lawn mower bent several of the fence bars which require straightening. Bids will be obtained.

9. **Front Gate Directory/Email Directory:** Sierra will be following up for a list from American Access as discussed at our Annual Meeting.
10. **Water Shut Off:** Earlier this week, the water in the entire community was shut off for a few hours to repair a leak at one owner's home on Sunset Lane. A resident has volunteered to research and identify the underground valves so future issues may be limited to a single street and/or side of the street. The leak was repaired at owner's expense.
11. **Driveway Planting:** The ARC has provided a list of suitable plants for driveway placement for further discussion. A letter will be sent to residents and an ARC form and other requirements will have to be fulfilled prior to planting.
12. **Community Letter Regarding Violations:** The board has a legal obligation to enforce the rules. If enough owners request to change specific rules, the board can consider making the requested changes. One owner identified several violations in the community with the current ARC guidelines. A letter will be sent reminding homeowners that everyone is expected to adhere to the rules. The property manager will continue to inspect the community and notifications will be sent to homeowners who are not in compliance.

Additionally, changes done prior to 2022 that need to be officially "grandfathered" in will be identified; homeowners will be required to submit an ARC form for the previously approved change to ensure documentation of the approval is on file in the future.

13. **Paver Violation:** The owner at 1203 Sunset Lane who placed pavers in his back area without approval received a violation letter and his request for post approval was denied. He has 45 days to appeal and expressed his request to appeal. A date needs to be determined for the meeting.

#### **OPEN DISCUSSION:**

- Owner of 1200 Sunset Lane indicated that his exterior walls require caulking and repair due to cracks in the walls due to settling. He is concerned about water seeping in. He was told that any work on the windows was the owner's expense and that painting of all of the units was not done yet. The concern as he wishes to repair the cracks and re-painting the affected areas is that the color of the paint will likely not be the same as the existing color due to fading. No other resident has brought to the board's attention any exterior cracking. The board will inspect the property. An ARC form needs to be submitted and approved for any exterior work prior to work commencing, and the owner was reminded of same. He also indicated that his grass on the west side of his property is not getting watered, is dead and just dirt. Owner has agreed to meet with the landscaper and Board to inspect the side area to determine if there are sufficient sprinklers and if they are pointing at the correct areas to cover the grassy area. It will also be determined if additional grass seeds are necessary. Owner offered to put sod at his own expense. The landscaper has previously suggested using mulch in that space which the owner is not in favor of.
- Neda Tobin indicated she would be resigning as part of the ARC committee; Doug expressed interest in taking her place. Once Neda Tobin's resignation is received in writing, a notice of the vacancy will be announced with residents able to submit their interest in writing.

The meeting was adjourned at 6:40 pm by Jimmy Gulino and 2<sup>nd</sup> by Kris Boyle.