

Approved
7/12/23

June 16, 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), Jeff Wise (ARC member)

The meeting was called to order at 6:03 pm on Friday, June 16 by Jimmy and seconded by Cindy.

Agenda items include:

1. Acceptance of May 9, 2023 Meeting: Motion to approve by Kris and seconded by Jimmy.
2. Gate Repair Estimate Approved-waiting on repair date: As per Florida Fence, the specialty hinges for the gate are on order.
3. Window Gang Estimate Approved-waiting on repair date: Window Gang will be out in a week to review gutter drainage. Some roofs will benefit from gutter guards where large amounts of leaves collect.
4. Homeowner Paver Survey-waiting for IT: As per Sierra the IT department is still backed up but are working on the survey. Sierra will follow up.
5. Millennium Landscaping on board- need irrigation check asap: Millennium started with Aqua Solis on June 7th and repaired the sprinklers and will test each zone. They will add super sprayers on heads when sprinklers are not working. They ask for community patience at this time as they are new on the job but so far are doing a great job and their service people are polite and courteous.
6. Bushes covering AC units: Bushes near the AC units that are hampering airflow should be cut back or removed as they may also hamper putting up the storm shutters. A resident mentioned a fence type option for consideration to hide the AC unit and minimize noise. The initial suggestion is to cut back the bushes on a case-by-case basis
7. Rear backyard Grass Dying: The grassy area behind the Coral Lane units is dying but irrigation in the area was repaired by Millennium this week so the area will be monitored for improvement.
8. Need to mulch entire community (shared expense with Millennium): As far as mulch, Sierra will obtain a quote and is included in Millennium's service. A homeowner suggested shells as an option to replace the existing mulch. Shells are not considered cost effective, however it will be reconsidered at a future time. Per Jeff Wise, the Architectural Review Committee member, our

existing pine bark mulch holds up best as it's "Florida Friendly," retains its color, is less attractive to pests, and non-toxic to pets. The ARC did extensive research on the best mulch options.

9. Homeowner's request for tree planting: A homeowner on Sunset Lane filled out the ARC application to plant a tree. The applicants are open to any tree however their preference is a Magnolia tree. They are awaiting ARC approval.

10. Newsletter: A periodic newsletter is requested by owners and board members to keep the community informed on goings on and improvements the Board undertakes. It was suggested that this can be easily and efficiently done via AI (artificial intelligence). As per Stacey Gillette, there is an app that writes newsletters, articles etc. Stacey has a contact she can ask to do a newsletter using AI and will verify with him on Monday.

11. Status of board/committee membership: The minimum membership requirement is 3 residents for the ARC (Architectural Review Committee), as per the Aqua Solis governing documents. Current ARC members are Ivonne Yeste and Jeff Wise. There was a motion to accept Doug Kellin as a candidate for ARC. The Board voted in Doug Kellin as the 3rd member, effective June 19, 2023. The maximum number of persons on the Adherence Committee is not specified in the governing documents and currently 2 members are interested- Stacey Gillette and Nicole Murphy. One additional candidate is needed as a possible tiebreaker. The Board will continue to solicit applicants. As of June 19, 2023 Stacey Gillette resigned from the Board and Jeff Wise expressed interest. A motion was made to appoint Jeff to the Board and he was voted in to fill the Director-at-Large position for the remainder of Stacey's term. As a member of the ARC, he is also allowed to serve on the board as per the governing documents.

12. Street Paving: Is it time? As per Jimmy October (fall) would be a good time to seal coat the streets. Sierra will obtain quotes. It will take about 2 months to obtain bids and make decisions. The concern is still whether it is necessary at this time. This depends on the amount of pitting, cracking and depressions. This is for seal coating only not repaving the streets.

13. Open/General Discussion: A homeowner suggested putting shelves in one of the bathrooms for table cleaner and paper towels as often the tables are dirty due to the trees. Corine observed that neither bathroom had paper towels in the holder. Corine also suggested a designated area to place fallen palm fronds as there are many that fall daily. Sierra will verify with Millennium as to their intent on removing the roots of the 3 trees that were removed this week. The board suggested replacing them with the same once the roots are removed. Cindy and Kris will add Jeff as the new board member on the Outlook email to replace Stacey.

The meeting was adjourned at 7:08 by Kris and 2nd by Cindy.