

## May 9, 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 6:02 pm on Tuesday, May 9 by Jimmy and 2<sup>nd</sup> by Kris.

Agenda items include:

1. Acceptance of April 12, 2023 Meeting: Motion to approve by Jimmy and 2<sup>nd</sup> by Kris.
2. Update on Drainage Issue-Options: Jimmy explained he investigated the issue and placed a hose in the drain to verify there was no build up; water drained sufficiently. It is likely the clog is caused by leaves or mulch. It was also noted that the clay soil does not absorb water like sand does. Next step is that Robert from Window Gang will run a line to clean and provide a quote for other repairs if needed per Sierra. He will also clean the gutters and put guards on the west residences impacted by the oak trees.
3. Gutter Repairs and Cleaning/Guards: As per above.
4. Survey Discussion: The Board and homeowner with the pavers in question have agreed that a survey will proceed (versus a meeting per our documents) to have the community weigh in on this situation, and the parties will abide by the results. Sierra will coordinate the Survey Monkey survey and an email will be sent to homeowners; a printed notification will also be placed in home owner doors asking them to vote to ensure everyone is aware of the link and how to proceed. It is understood and agreed that the survey requires a 66% membership vote. Communication will request a response within 7 days and there will be a reminder to respond 3 days after the email and printed version are delivered.
5. Millennium Landscaping: JPM, the current company continues to be non-responsive to concerns, and has not responded to Sierra's call so the intent is to move forward with Millennium as the new landscaping service. References were excellent and board members were impressed with the grounds visited. An official letter will be sent to JPM and Millennium has already accepted Aqua Solis. Vinnie of Millennium responded quickly and will visit the property and outline what they propose. Sierra will ask JPM to return the keys and Sierra will reprogram the codes so they will no longer have access to enter the property.
6. Driveway Landscaping Project: As Millennium will be the new landscaping company, the selection of plants for the driveways will be discussed with them to verify the best options and warranty. The oleanders at the front entrance will also be discussed as they have caterpillars.
7. Dog Trash Station: The new dog trash unit was installed and Jayman Enterprises is monitoring the station for trash bags.

8. Committee Candidates: Our call for volunteers for the Committees resulted in two submissions: Doug Kellin for the ARC or Board and Nicole Murphy for the Adherence Committee. Stacey Gillette, currently Board Director at Large, stated she'd like to transition to the Adherence Committee. The Board of Directors requires a minimum of 3 persons (always an odd number to resolve a tie decision). It was noted that if there are not sufficient volunteers to meet the 3-person Board of Directors requirement, management of the community will require county involvement.
9. Leasing Status: Presently there are 4 active rentals. The maximum allowed is 7.
10. Pool Chair Status: Chairs are being restrung and will be returned soon.
11. Broken Gate Status: The pedestrian gate does not unlock to let pedestrians out. Sierra will contact Fence Factory about this and the pond gate which is off its hinges.
12. Open/General Discussion: Pool hours should be dawn to dusk as per the law. Guests of an owner were recently observed at the pool around midnight. Sierra will ensure that pool hours are clearly specified and notify the homeowner of the activity.

The meeting was adjourned at 6:35 pm by Kris and 2<sup>nd</sup> by Cindy.