

November 15, 2023 Aqua Solis HOA Board Meeting

In attendance: Board Members Jimmy Gulino (President), Kris Boyle (Vice President), Cindy Ready (Treasurer), Corine Milne (Secretary) & Jeff Wise (Director at Large). Other attendees: Jenny Kidd LCAM (Ameri-Tech Property Manager)

1. The meeting was called to order at 10:05 a.m.
2. Board members unanimously approved the September meeting minutes.
3. Board Member reports/concerns:
 - Jeff inquired as to whether the pool access key was returned from Millennium landscaping; Jenny will confirm and deactivate if needed.
 - Jeff and Jenny confirmed the front gate code for vendors and emergency vehicles has been changed and all parties informed of the new code. Residents needing a code may contact Ameri-Tech. Delivery vehicles will continue to gain access from residents.
 - A bike lock will be placed on the east entry gate of the community park for landscaper access.
4. Financial Report
 - \$50,000 from Roof Reserves was moved to a CD at Cadence Bank, and will earn 4.9% in a 6-month FDIC insured account. The account was authorized by the President and Treasurer.
 - Based on our budget planning meeting, the Board agreed our monthly dues will remain at \$325.00 for 2024. This will be formally adopted by residents at the November 30th Annual Meeting.
5. Ameri-Tech Manager's Report
 - There are no new lease applications. Jimmy mentioned there have been casual inquiries from a few residents; however, no one has filed a formal application.
 - Handy Andy was approved to replace JayMan as the community maintenance vendor effective January 1, 2024.
 - There were no savings in combining vendors for termite and pest control, so no changes in either for 2024.
 - Fencing replacement cost quotes as well as adding this to our insurance policy remain outstanding.
6. Land Crafters 5 week assessment & proposals
 - The overall sentiment is that LandCrafters is doing a terrific job, with substantive progress visible after their initial weeks under contract. The Community mulch addition looks great, and their irrigation expenses have been justified given the system is operational without issues for the first time in a very long time. The plan for new sod down Aqua Solis along with plants in bare driveway beddings (Land crafters plant suggestions include ixora, foxtail fern, croton and arboricola) will proceed in December as motioned by Jeff and seconded by Kris with unanimous approval. A few trees down Aqua Solis that were previously removed will also be replaced as part of this phase of the beautification project. The idea of alternative vendors for sod and installation were discussed; however, we were reminded that any damage to the irrigation system would not be considered part of the scope by Landcrafters and the sod was also not guaranteed from a different vendor.
 - The Board agreed the sod expense would be paid from the operating funds, and the plantings from the Deferred Maintenance funds. Additionally, a new planting bed at the front entrance in a horseshoe around the first palm that would be updated quarterly with seasonal flowers was suggested by Landcrafters; this idea was approved by Jeff and seconded by Cindy.
 - New county watering restrictions were discussed; however, new sod placement warrants an exception and the areas will be watered to ensure rooting and health during the initial months.
 - Some residents have expressed an interest in removing existing less-desirable plants (such as sea grapes and scrub palmettos) and replacing them. This will be explored in 2024 and would be completed at homeowner expense for those who are interested in existing live plant removal. This project will require careful coordination to ensure the irrigation system is undamaged and the plant selection aligns with others in the community. Jenny mentioned the possibility of a Pinellas County beautification grant or a match funding grant that we will investigate further, too.

- Cindy mentioned the dog park tree surround still needing mulch, and a resident pointed out the scant mulch on the west end of the Scotsdale pedestrian sidewalk. A “Community day” of mulching will occur in 2024 to contain expenses on these fill-in areas.

7. Proposed Amendments

- After learning from the attorney that our HOA documents require some additional work, the Board has voted to remove the amendments from a vote at the Annual meeting.
- Additionally, we still await further clarification regarding the scope of responsibility (resident or HOA) regarding water lines and landscaping.

8. Sealcoating project: This will be revisited in 2024 given the weather conditions are typically not ideal from December – February.

9. Ameri-Tech’s community inspections will resume in 2024 after the “friendly pause” during the holidays.

10. A Toy Drive was proposed by a resident to be “adopted” by the Community for the holidays. The Board unanimously decided to not “adopt” any one charity, but to aid the resident in publicizing the collection at her unit. There will be mention in an upcoming newsletter and a flyer on the Community bulletin board.

11. Given the Holiday Season is near, a reminder will be posted regarding the guidelines for Holiday Décor as outlined in our current ARC document. Additionally, residents will be invited to volunteer to assist with decorating the community on November 26. The board budgeted \$500.00 for new decorations to be secured by Kris and Cindy.

12. Storage room: The damaged chaises initially kept onsite in the event the newer ones didn’t hold up well will be removed and placed for waste pick up.

13. Board/Committee vacancies: Kris and Jeff’s positions are open for interested residents; these will be determined at the Annual Meeting on 11/30/2023. There is also an open adherence committee position.

14. The meeting was adjourned at approximately 11:30 a.m.