

September 28, 2023 Aqua Solis Board Meeting at 1210 Sunset Lane, Dunedin

Board Members In attendance were: 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)

The meeting was called to order at 2:32 by Jeff and seconded by Cindy. The motion to accept the minutes of the August meeting was accepted by Jeff and seconded by Kris.

Topics of Discussion:

1. Millennium Dismissal-Update on Millennium's position to terminate the Aqua Solis contract/end date.

A certified letter will be mailed on 9/28/2023 as per Jenny Kidd with an effective cancellation date of 10/31/23. Provisions will be made to collect the keys. Phil Colettis and Michael Perez of Ameri-Tech discussed concerns related to dismissal with Millennium. Millennium was hired in June and failed to communicate and perform up to expectations. During the meeting, Ameri-Tech informed us Millennium agreed to terminate their contract with us effective immediately.

2. Award contract to LandCrafters- contract amended to include a 90-day probationary period. Members of the board interviewed several other landscaping companies and observed communities they oversee. Extensive research was undertaken. The unanimous decision was to select LandCrafters effective 10/1/2023. A 90-day probationary period was negotiated with a 30-60-90 day to do list. The board had an in-depth discussion with Michael Tomaino, owner of LandCrafters, related to landscaping best practices. LandCrafters will proceed with mulching once they are signed on.

3. Schedule mulching with LandCrafters as soon as possible.

Coordinating an ASAP mulching date is foremost on the agenda.

4. Dunedin Commons-Latest Update (need copy of letter sent with our proposal for the records).

Dunedin Commons failed to bill Aqua Solis our shared portion of 2021, 2022, and 2023 including Brae Trail landscape maintenance. This was an oversight on behalf of Dunedin Commons which was somehow not picked up until earlier this year. Therefore, the new budget for 2023 did not include the outstanding amount. We were able to negotiate a reduction in our favor of \$1,000 for 2022, \$1,000 for 2023 and a waiver of the

administrative fees resulting in a savings to us of nearly \$3,000. These expenditures were accounted for in our budget.

5. Update on adding fencing coverage to the Aqua Solis insurance policy.

There is no update yet on the cost of adding the perimeter fencing to the insurance policy should there be a hurricane. Jenny will continue to work on this.

6. Update on amending documents to clearly state roof replacement, painting and annual gutter cleaning as HOA responsibilities.

Current documents do not reference the roof, painting and gutters, per Ameri-Tech. The attorney will be asked to add it to the documents as an association responsibility or to clarify if the roof is already included. This may require revising the documents to clarify responsibility. HOA will clean the gutters annually. The board discussed the option of the community voting to add this service to the documents and make an amendment.

Jennie brought to the board's attention that this is the time to discuss any construction defects with Beazer the developer. There are currently no known issues of concern to report as far as the board is aware.

7. Discussion on protecting rule changes.

Attorney will provide guidance as it relates to ARC Guidelines. As far as board membership, the governing documents permit a minimum of 3 board members and maximum of 5 members, with staggered 2 year terms.

8. Aqua Solis Violations.

The board proposed to send out a friendly reminder on the Aqua Solis Rules and Regulations asking residents to read and abide by the rules. A list of top violations will be emailed. Violation letters will follow.

9. Finalize street sealing selection and award contract. Request for 2 recent ACPLM seal coating projects to evaluate quality and workmanship.

After much consideration the board's choice is ACPLM as we already have a good relationship with them. Expectations will be clearly communicated prior to signing the agreement and work commencing.

10. Entrance gate suggestions provided by Cindy.

Currently the gate system repairs are not being warrantied by the current contractor. The cost of continued gate repairs is a concern. These repair costs will be discussed at the Budget Meeting on October 3 @ 4:00 pm at Ameri-Tech Clearwater office. Board discussed potentially hiring another contractor who will warranty their work.

11. Aqua Solis Annual community wide garage sale.

The board voted against an annual 1-day garage sale and the possibility over concerns of an influx of strangers and traffic entering the community. There are other options that the City of Dunedin offers where residents can sell personal items.

12. Financial audit report: pros and cons.

The board proposed to table this discussion until next year.

13. Aqua Solis website not regularly updated with financials, meeting minutes and newsletters. Etc.

As per Jenny, we need to contact IT and email monthly meeting minutes ourselves so the website can be updated regularly.

14. Open Discussion.

An owner on Sunset Lane attended the meeting and requested additional time until December 1, 2023 to remedy a violation. This request was granted.

The meeting was adjourned at 4:20 pm by Jeff seconded by Kris.