

Aqua Solis HOA Board Meeting February 29, 2024

Board Members in Attendance: Jimmy Gulino (President), Jeff Wise (Vice President), Cindy Ready (Secretary and Treasurer) and Doug Kellin (Director at Large). Absent Corine Milne (Director at Large).

Other attendees: Jenny Kidd, LCAM, Ameri-Tech Property Manager

The meeting was called to order at 2:32pm by Jeff with a quorum present.

- 1) **Minutes** – A motion to approve minutes from the January 2024 meeting was made by Jeff and seconded by Jimmy. The minutes will be posted on our website. Notice of the meeting was posted on the community bulletin board and publicized on the sandwich board by the mailboxes.
- 2) **Officer Reports** (covered in the information below)
- 3) **New Business**
 - a. **Millennium Invoice** – We received notice of outstanding invoices from the former landscape contractor for services received between July and September of 2023. The Board determined the invoices were not paid and a motion was made by Jimmy and seconded by Doug to negotiate settlement given the ongoing issues with their service at the time.
 - b. **Dunedin Commons Maintenance Increase for 2023** – We had requested a bill in December for the 2023 shared expense of the Brae Trail maintenance that was not received. The bill received in late January reflected a significant and unbudgeted increase for 2023 and now anticipated for 2024. While the agreement states the services will be bid annually, we subsequently learned that this has not been done since inception. Doug mentioned the condition of the overgrown trees behind Sunset, and we all agree the landscaping of the trail is frequently lacking. A motion was made by Jeff and seconded by Doug to have the attorney investigate options to renegotiate or remove ourselves from this arrangement, originally made in 2016. In that same motion, the Board approved payment for the 2023 expense.
 - c. **Dunedin Trash Container Deposit** – The arrangement for trash removal remains in Beazer’s name at our Scotsdale address. A change to the name of Aqua Solis would require a new deposit, and Beazer would be refunded the deposit they originally made years ago. The Board universally agreed to leave the billing name as it stands given there is no issue with receipt nor problems when any service changes are needed.
 - d. **Potential Fencing Replacement/Insurance** – Jenny secured a replacement estimate for part of the fence that has been shared with our insurer to discuss the potential cost for a rider. Once all potential costs are known, the Board will decide how to proceed.
 - e. **Health Department Inspection** – We received a reminder that a drain cover replacement is due this spring to ensure the safety of pool users. Jenny stated that Triangle Pools has been made aware and will perform this service.
 - f. **Pond Gate Repair and Lock** – The gate has been repaired.
 - g. **Aqua Solis Park Lighting** – The lighting around the tree is not working. Jenny will identify the former contractor and request an estimate for the repair to be discussed at the March meeting.
 - h. **Confirmation that Community Insurance is renewed** – An email confirmation of the receipt of the executed documents was received.
 - i. **Document Review Status/Update** – The initial meeting with the attorney regarding our ARC document was held in February. The attorney recommended splitting our rules from the ARC

document before proceeding with any further document review. We will reconvene in April to discuss changes and next steps.

- j. **Crape Myrtle Care** - Jeff received an estimate from LandCrafters to trim 15 Crape Myrtle trees on our property. The motion to approve this expense was made by Cindy and seconded by Jeff.
 - k. **Lawns in Community** - We all agree our lawn down Aqua Solis Street looks fabulous. Jeff advised that Landcrafters revisited their quote for the replacement of sod in yard areas and provided a revised and slightly less costly bid. They also reminded us that the lawn appearance may improve with rains this winter/spring. Alternatively, we are seeking a bid from other sod providers to replace the yard area on the S/E building on Coral with either St. Augustine or Bermuda as a pilot for the community. We will assess and make a decision based on the expense. Cindy also raised the current continuing drought as also a concern with lawn investments.
- 4) **Unfinished Business**
- a. **Parking Area Striping**— A motion was made by Doug and seconded by Cindy to proceed with using ACPLM to freshen and restripe the visitor parking area ASAP.
 - b. **Sidewalk Power Washing** – Jeff motioned and Cindy seconded proceeding with the bid from Tampa Bay Power Wash to clean our sidewalks within the community and pedestrian walkway up to the public sidewalk.
 - c. **Mulch Replenishment** – The Board unanimously agreed to wait for the electrical repairs in the park to be completed prior to setting the date for the Community Day/mulch placement.

A motion to adjourn the meeting at 4:39 pm was made by Jeff and seconded by Jimmy.