

**AVERY PARK HOMEOWNER'S ASSOCIATION BOARD OF
DIRECTOR'S MEETING MINUTES**

8/21/23

Wedgewood Tennis Villas
1401 Forest Hills Dr., Winter Springs, FL 32708

President, JD Thoms called the meeting to order at 7:02 PM.

ATTENDANCE

Directors:

- JD. Thoms, Tony Dossett, Mark Erickson, Josh Hogan, Michele Marino

Top Notch:

- Marlyin Vance, Ashley Roghelia, Erin Pollock

Committee Chairs:

- ARB: Bruno Mangiarelli/Heather Miller
- Clock: Ralph Waterhouse
- Fence/Gazebo/Playground: Josh Hogan
- Grounds: Scott Meister
- Newsletter: Ed Maggard
- Pool: Mark Erickson
- Ponds: Garrett Chapman
- Social: Caroline Burchett
- Website: Brad Carlson
- Welcome: Caroline Burchett

Homeowners:

- | | |
|-------------------------|-------------------------|
| - Bruno Mangiarelli | - Phil Karr |
| - Bryn Higley | - Rebekah Dossett |
| - Sean & Sarah Richards | - Bill & Mary Rinaldi |
| - Harry & Linda Timmons | - Scott Meister |
| - John & Kathy Tracy | - Brad Carlson |
| - Heather Miller | - Dawn Tinder |
| - Amy Erickson | - Bev Brown |
| - Gary Oroian | - Ed & Kari Maggard |
| - Maria Sandison | - Jose Fernando Ramirez |
| - John Thomson | - Caroline Burchett |

MEETING MINUTES

Motion made by Michele Marino to accept the July 17th meeting minutes as submitted, seconded by Tony Dossett, motion passed.

FINANCIAL REPORT

Financial report for July prepared by Top Notch presented by Mark Erickson, motion by Michele Marino to accept report as submitted, seconded by Mark Erickson, motion passed.

COMMITTEE REPORTS

ARB: Bruno Mangiarelli reported 2 applications, 1 railing and 1 privacy fence, both approved.

CLOCK: No report

GROUNDS: Scott Meister takes a tour each month with landscapers. He stated the front plants need to be changed out quarterly and they have a plan to do so in 2-3 weeks. Weeds are being addressed by the pool. In the back of Park Lane there are stubborn weeds in the gravel. These weeds are not responding to the chemicals. The landscaper said they are not ignoring them but, they are now trying something else. Scott has a picture of Burgess Dr. that shows one of the neighbors outside of Avery Park has a tree with roots that are coming up under the fence and they are also putting pressure on the fence.

RETENTION POND: No report. Michele Marino noted the fountain is not spraying to its normal height. Top Notch will call for service.

ENTRY GATE: No report

POOL: Mark Erickson reported tree roots causing the pavers to be lifted have now been removed and the pavers are balanced once again. He did observe a sharp edge on one of the pool depth pavers and will have that repaired. The pool gate has been repaired. The pool door cannot be left open for safety reasons. The health department did their routine inspection and we received 7 negative points causing the pool to be closed. The most significant were the high chlorine over 10 ppm, the gate not opening properly, and the rules sign needing updated. The pool vendor had been there the same day and noted he put extra chemicals to accommodate the upcoming events. Mark tested the water the following day and the chemicals were in range. He notified the health dept. on Monday, and they granted access to open the pool on TUE. The new picnic tables were installed. New rules sign installed.

FENCE/GAZEBO/PLAYGROUND: No report

SOCIAL: No Report

NEWSLETTER: No report

WELCOME: Caroline delivered a Welcome basket to 305 Balfour

WEBSITE: No report

COVENANT COMPLIANCE: Fining committee to meet 9/20, 7pm at the pool. Another inspection will be done prior to verify if they noted discrepancies are compete. If not, they will go to fining.

OLD BUSINESS

Storm Drain Repairs

Maria Sandison asked why the repairs are on hold. JD stated our legal council advised to holding on repairs due to pending legal action.

NEW BUSINESS

Tony Dossett said we have 7 signs that need to be replaced. JD made a motion to approve up to \$300 for purchase of replacement signs. Michele Marino seconded. Motion passed.

Mark Erickson requested we begin investigating pressure washing cleanup for the fall. Tony Dossett suggested Aqua Blast, previously used company. Michele asked Top Notch to obtain 3 quotes for pressure washing the community areas.

OPEN DISCUSSION

Bryn Higley asked the status of the garage doors at 423. Tony Dossett told him there is still one thing holding it up and the settlement agreement is with the association's attorney. Since it is still with the attorneys' it cannot be discussed.

Bruno Mangiarelli said he is grateful for the work done at the pool, but he is not happy that relatives of residents can have access to the pool without the homeowner being present. JD Thoms responded that the time of the recent incident where relatives visited the pool, the homeowners were following behind them. Bruno would have preferred the relatives to wait until the homeowners could be there. Phil stated if the pool is not open to relatives, then it cannot be open for pool parties.

Ed Maggard stated his understanding is that there are homeowners seeking legal action regarding the storm drains and this legal action prohibits any work being done on the storm drains. JD Thoms noted it will take 30 days just for a company doing the repairs to procure materials and we are hopeful there can be an agreement soon.

NEXT BOARD MEETING 9/18/23, 7:00pm, at Wedgewood Tennis Villas.

ADJOURMENT With no further business, a motion to adjourn the meeting was made at 7:39 by Tony Dossett, seconded by Joshua Hogan

Respectfully Submitted,

Josh Hogan, Secretary