

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

9/25/2023

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

President, JD Thoms called the meeting to order at 7:01 PM.

ATTENDANCE

Directors:

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

Top Notch:

- Ashley Roghelia, Erin Pollock
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Committee Chairs: ARB: Bruno Mangiarelli/Heather Miller

- Clock: Ralph Waterhouse
- Fence/Gazebo/Playground: Josh Hogan
- Grounds: JD Thoms
- Newsletter: Michele Marino
- Pool: Mark Erickson
- Ponds: Garrett Chapman
- Social: Caroline Burchett
- Website: Brad Carlson
- Welcome: Caroline Burchett

Homeowners:

- | | |
|-------------------------|-------------------------|
| - Bruno Mangiarelli | - Rebekah Dossett |
| - Bryn Higley | - Bill Rinaldi |
| - Sean & Sarah Richards | - Scott Meister |
| - Harry & Linda Timmons | - Brad Carlson |
| - Sam & Heather Miller | - Bev Brown |
| - Amy Erickson | - Jose Fernando Ramirez |
| - Gary Oroian | - Caroline Burchett |
| - Maria Sandison | - Jean Versing |
| - John & Maria | - Garret Chapman |
| - Mary Jo Klausung | |

MEETING MINUTES

Motion made by Tony Dossett to accept the August 21st meeting minutes as submitted, seconded by Mark Erickson, motion passed.

FINANCIAL REPORT

Financial report for September prepared by Top Notch presented by Mark Erickson, motion by Tony Dossett to accept report as submitted, seconded by Joshua Hogan, motion passed.

COMMITTEE REPORTS.

ARB: Heather, 3 outstanding requests. 1 for a tree, 1 for pavers, 1 for stair railing.

CLOCK: No Report

GROUNDS: Scott Meister stated there was a mishap towards the front that caused sprinklers to break. The landscaper believes it was vandalism. They were repaired. He has a quote for the annual mulch. On Balfour and Avery Lake Dr. there is a bush at end of its life and he has a quote for that as well.

RETENTION POND: Garrett Chapman, summer rains ending, so a lot less trash. A big thank you to Lynette and Mike for assisting with the cleanup. Tony Dossett said there is a lot of algae bloom in the pond this time of year.

ENTRY GATE:

POOL: Mark Erickson said we had an issue with a pool light fixture coming out of the wall starting around the 14th. A request was made to our normal repair co. which was believed to come in too high in cost; therefore, a separate quote was obtained and approved. The work was completed on the night of the 14th Professional Pool Service. Afterwards, Mark Erickson received a text from Clarity Pools that the light still needed repair. After reviewing the cameras, Cory with Clarity Pools appeared to have purposely caused the pool light to come back out. We have another vendor tending to the pool for now and are looking for a permanent solution. Cory from Clarity Pools was fired and trespassed.

Tiles have not been taken care of until a permanent pool vendor has been decided.

FENCE/GAZEBO/PLAYGROUND: No update

SOCIAL: Caroline Burchett said the social committee has been doing great and the next one is a pizza event on Halloween.

NEWSLETTER: Ed Maggort will start doing the newsletter.

WELCOME: No News.

WEBSITE: Brad Carlson said all good. He just needs the minutes from the last meeting.

COVENANT COMPLIANCE: Ashley Roghelia stated there was a fining committee that met last wed. Tony Dossett made a motion to approve all the fining committee work and Mark seconded the motion, motion passed.

OLD BUSINESS

JD Thoms said all homeowners should have received an email regarding parking in the street. If you have guests staying for a few days, please ask any board member for a parking pass. Only guests can park in front of the homes for up to 18 hours without a parking pass. Many of the community have improved on following the rules since the email went out. The number one thing is the board does not want to tow anyone.

Tony Dossett said the \$300 for the street signs from last month was \$40 short. Mark Erickson made a motion to increase the amount of to \$400 and JD Thoms seconded the motion, motion passed.

NEW BUSINESS

Mark Erickson has a bid to repair the pool light fixture again. The screws are corroded in the sockets. The bid includes replacing the entire fixture for up to \$875. The light is temporarily in the wall and this bid is a permanent fixture. Tony Dossett Made a motion to move forward with the bid. JD Thoms seconded the motion, motion passed.

Mark Erickson said there are residents that are multiple payments behind on dues. Top Notch confirmed that they have been made aware they are delinquent. Letters were sent to the homeowners on 9/14 stating they have 30 days to pay, or it will be turned over to the HOA attorney to resolve.

Mary Jo Klausing asked if she would get a letter when payments are due. Ashley Roghelia said all residents will get an email letting them know. Ashly Roghelia asked if the board wants to go to semiannual payments next year instead of quarterly. JD Thoms said the board is not ready to decide. Multiple residents stated they are not receiving monthly emails stating when their payments are due. Joshua Hogan added we moved to the quarterly payments to assist with the increase in dues from last year.

JD Thoms stated Scott Meister already discussed the bid for mulching and resod. There are areas in the community that are looking pretty bare. It is being discussed to remove those plants and replace them with SOD. Mark Erickson said we have the money and could spend it now or wait to see if anything else comes up. His thought is spending 2K mulching is more of a priority & his gut tells him to replace the plants out front instead of the gate. Joshua Hogan stated the plants around the gazebo are needed as well. Tony Dossett made a motion to approve the bid for the mulch. Mark Erickson seconded the motion.

OPEN DISCUSSION

Mary Jo Klausing asked why the recycle bins have to be picked up out front. Mark Erickson stated the truck was changed to a much bigger truck and Waste Management did not want to drive the truck in the alleys. They were aware of the collapse as well.

Caroline Burchett asked about power washing. Top Notch had reached out to 3 companies to get bids.

Linda Timmons asked about people going to the pool that don't belong there or say they do. She suggested all tenants are given a key to know who they were. She said there was a landscaper with kids using the pool & playground. She was not aware on which day. Caroline Burchett said she spoke with a man at the basketball court who stated he was not a resident. Harry Timmons suggested a deposit to help residents keep up with their key.

Linda Timmons commented there are tops missing from the fence.

Linda Timmons said we should look at increasing our dues again to cover the costs of keeping up the community. JD Thoms said we are looking do the drains #1 as the most important project, then the roads, then the wall. None of that can be done until we get done with the current project. Linda Timmons asked why we are at a standstill. Mark Erickson said the board received a demand letter from a couple members of the community which is the first step in a lawsuit. Mark Erickson said the letter came within a few weeks of the board meeting where a vote could be made. Now, there is a mediation meeting scheduled. Linda Timmons asked who is representing the community. Mark Erickson replied the board has an attorney but now we are being represented by our HOA insurance attorney. Linda Timmons said she has submitted questions, and they were haphazardly answered. Tony Dossett said they were answered. Mark Erickson said sometimes we cannot speak on legal matters.

Gary Oroian stated there are trees with a lot of Spanish moss throughout the community.

Caroline Burchett asked for an update on the fountain. It was shut off due to the algae bloom. Solitude came out and did maintenance and it worked great thereafter.

Then that night it started pulsating, so they advised us to turn it off again. The next available visit is 10/2. Tony said it helps if residents do not blow their lawn trimmings into the drains. It has also been the hottest year on the planet. The vendor said the fountain is in good condition, but the line needs to be blown out.

NEXT BOARD MEETING 10/16, 7:00pm, at the Wedgewood Tennis Villas.

ADJOURNMENT With no further business, a motion to adjourn the meeting was made by Tony Dossett made, seconded by Mark Erickson, motion approved

Respectfully Submitted,

Josh Hogan, Secretary