

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

3/18/24

Wedgewood Tennis Villas 1401 Forest Hills Dr, Winter Springs, FL 32708
Zoom.us Meeting ID 862 3224 8887 Call in number 1 929 205 6099

President, JD Thoms called the meeting to order at 7:14 PM.

ATTENDANCE

Directors:

- JD. Thoms, Tony Dossett, Mark Erickson, Michele Marino
 - Ashley Rogelia, Erin Pollock
 -

Committee Chairs:

- ARB: Kelly Thomas
- Clock & Entry Gate: Ralph Waterhouse
- Grounds: Scott Meister
- Retention Pond: Garrett Chapman
- Pool: Mark Erickson
- Fence/Gazebo/Playground: Josh Hogan
- Social & Welcome: Caroline Burchett
- Newsletter: Ed Maggard
- Website: Brad Carlson
- Covenant Compliance

Homeowners:

Brad Carlson	Bruno & Lara Mangiarelli
John Thomson	Robert & Concetta Link
Pam Thoms	Scott Meister
Rebekah Dossett	Amy Erickson
Beverly & Gertrude Brown	Mary Jo Klausung
Caroline Burchett	Jean Versino
Kari & Ed Maggard	

MEETING MINUTES

Motion made by Tony Dossett to accept the February meeting minutes as submitted, seconded by Michele Marino and all in favor, motion passed.

FINANCIAL REPORT

Financial report for the period ending February 29th, 2024, prepared by Top Notch presented by Mark Erickson. A motion was made by Tont Dossett to accept the report as submitted, seconded JD Thoms, motion passed unanimously.

COMMITTEE REPORTS

ARB: Nothing new to report. There is only one ARB application to approve that belongs to an ARB member that is pending Board approval.

CLOCK & Entry Gate: Not present.

GROUNDS: Scott reported that everything looks good. There are new flowers scheduled to be planted in April.

RETENTION POND: Not present. JD reported that Garret Chapman is out every Sunday cleaning up the area.

POOL: Mark reported that there has been a problem with leaves in the pool from the season. He has spoken with the pool vendor and asked him to come earlier in the day so the pool will be nice and clean for anyone who visits the pool for the day. The pool vendor has taken on a partner and will be changing the company name. The vendor that cleans the bathrooms at the cabana has resigned. Mark is currently taking care of the cleaning. Top Notch will get bids for a new vendor.

FENCE/GAZEBO/PLAYGROUND: Joshua Hogan not present.

Gazebo: There was a wedding last night that took place at the gazebo.

SOCIAL & WELCOME: Nothing on welcome

Caroline Burchett stated that Saturday March 30th there will be a light Easter Breakfast followed by an egg hunt.

NEWSLETTER: Ed reported that he is currently working on The Spring Newsletter for April. If anyone has anything that they would like added to please let him know.

WEBSITE: Brad Carlson, nothing to report. Top Notch will send Brad How to Instructions for the Homeowners portal.

COVENANT COMPLIANCE: Ashley discussed with the Board the violation report. There were numerous violations sent out to clean driveways. There currently are two violations that are on final notice to clean their driveway. The Board will need to decide the next step at the next Board meeting if the violations are not resolved. There has been no communication from the Homeowners regarding their violations.

OLD BUSINESS

Storm Drain repairs- update:

Mark Erickson said NuPipe will be out the week of April 25th to finish the project. They will be flushing out the pipe and camera inspecting it. There has only been one issue with drainage and the problem was fixed right away.

Pickleball-Bids to paint lines on court:

TN received three bids back out of the seven vendors that were contacted. The Board would like TN to ask the vendors to include refreshing the basketball lines.

2024 Reserve Spending:

Mark Erickson stated there are projects that are currently being worked on; Pickleball, Refreshing the paint at the front monuments and amenities for the association, re-strapping the pool loungers. Mark asked for volunteers to pick new paint colors.

April Board of Directors Election Process-Annual Members Meeting:

The Annual Meeting is scheduled for April 13, 2024, at 10:00 am. There are two open seats, three owners are running: Gertrude (Trudy) Brown, John Iriye, and Edward Maggard. TN will be sending out the second notices next week. The Board asked if any Homeowners would like to volunteer to count the votes, Jean and Mary Jo volunteered. Michele will reach out to Debbie and Ralf Waterhouse to join the voting committee.

Delinquent Issues:

Mark stated the Association is currently doing good on delinquencies.

Action to address retaining wall plant growth problem issues:

The Board has been working on a plan with the Landscaping vendor to clean out the small trees and shrubs that have started growing on the retaining wall so it will not create damage in the future. Mark motioned to approve up to \$1,500.00 to clean up the tree and plants that have grown on the North Fence wall. Michele seconded the motion, all in favor, motion passed.

The Board will work on the fence repairs after the retaining wall clean up is completed.

NEW BUSINESS

BOD's Attorney response to Roberts Rules of Order being required at BOD Meetings:

The only reference to the Rules in the Governing Documents of the Association, or in Florida law, is in Article 8 of the Association Bylaws. This provision states that Member meetings are governed by the Rules. Nothing within the Governing Documents or Florida law requires that the Association follow the Rules during Board meetings, which are governed by a separate provision of the Bylaws. It is our opinion that these rules are a suggestion of how to have orderly meetings (primarily for governmental bodies), and we are unaware of any valid claim an owner could bring in court if the Association does not follow Robert's Rules, even if they did apply. Accordingly, it is our opinion that the Board is free to conduct Board meetings in a manner best suited to efficiently and effectively address Association business.

429 Park Lake-ARB Member- Request to Board Approval: Mark motioned to approve 429 Park Lake's ARB application. Michele seconded, all in favor, motion carried.

Need additional set of 2-inch press in white- felt message board letters (about \$20):

Mark advised the Board members that he needs more letters for the front entrance message Board. Mark request approval in the amount of \$20.00 to purchase the needed letters. Michele motioned to approve the letter purchase. Tony seconded, all in favor, motion carried.

OPEN DISCUSSION

Bruno stated that the Board did not open the floor to discuss votes and that in the January meeting it was voted on by the board to do so. He would like the Board to honor their motion. Mark stated that there is no other Boards that do this, and it is not required. He is

trying to accommodate everyone's request and will try to do better.

Annual Members Meeting 4/13/24 10:00 am at Wedgewood Tennis Villas.
The next Board meeting is scheduled for April 15th at 7:00 pm

ADJOURMENT With no further business, a motion to adjourn the meeting was made at 7:52pm by Michele Marino and seconded by JD Thoms, motion passed.