

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

4/15/24

ZOOM.US MEETING ID 862 3224 8887 CALL IN NUMBER

ATTENDANCE

Directors:

JD Thoms, Tony Dossett, Mark Erickson, Ed Maggard, Trudy Brown
- Ashley Roghelia, 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/Chris Walters
- Social & Welcome: Caroline Burchett
- Newsletter: Ed Maggard
- Website: Brad Carlson
- Covenant Compliance

Homeowners:

Caroline Burchett	Bev Brown
Pam Thoms	Kari Maggard
Gary Oroian	Rebekah Dossett
Amy Erickson	Brad Carlson
Heather Miller (Zoom)	Kelly Thompson (Zoom)
Cheryl Winters (Zoom)	Stephen Sanger (Zoom)

MEETING MINUTES

JD Thoms called the quorum order at 7:00pm

Announcement of New Board Members:

Ed Maggard
Trudy Brown

Approval of 3/18/24 minutes – Tony motioned to approve the March Minutes with the spelling correction to Ralph Waterhouse. Mark seconded; all in favor, motion passed unanimously.

Approval of 1/15/24 minutes – missing info; motion tabled

FINANCIAL REPORT

Financial report for the period ending 3/31/24 prepared by Top Notch presented by Mark Erickson. Tony motioned to approve the March financials. JD seconded; all in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Meeting to be held after HOA meeting @ Heather Miller's house.

CLOCK & ENTRY GATE: Mark Erickson stated that since repairs on gate were completed, residents are saying that you have to drive right up to the front of the gate before it opens. The gate is not responding to remotes from the street. Residents complaining about the inconvenience. Have not heard from Ralph.

GROUNDS: Scott Meister texted JD Thoms and Tony Dossett stating that sprinklers are still on at 10AM. They have been specially programmed to go zone by zone. Winter Springs has regulation that cannot be on after 10AM. Sprinklers need to be fixed/reprogrammed.

RETENTION POND: Not Present. JD Thoms reported that the neighbors do a great job in maintaining the pond.

POOL: Mark Erickson stated that everything is working fine. Pool guy provided new net to Mark for maintenance/pool cleaning.

FENCE/GAZEBO/PLAYGROUND: Josh Hogan could not attend meeting but informed the board that fence wall foliage has to be removed. Gazebo, nothing to report. Playground nothing to report except cuts in basketball net; unknown how they got there.

SOCIAL & WELCOME: Caroline Burchett reported that both the Chili Cook-off and Easter Egg Hunt/Breakfast were a success and enjoyed by all. Total amount remaining in budget to date is \$1766.35. Fishing Derby is not scheduled due to alligator in the pond. Ice Cream Social planned for May or June; possibly

the last day of school 5/24. Currently trying to find a vendor that will not charge fee for truck to come. Currently budgeting for one free \$4 ice cream for each resident. Porch Sale scheduled for Saturday, 4/20/24 from 9am-1pm. Ashley Roghelia will submit the permit to the City of Winter Springs. Caroline will post on Facebook and Winter Springs sites. Need to hang banner and then have gates opened day of sale. Caroline will be away on vacation Memorial Day and 4th of July; need someone to plan those events.

SOCIAL FACEBOOK PAGE: Has nothing to do with HOA or Politics. For Community social events only.

HOUSE CLOSING: Survey flags are visible in the neighborhood signaling that there will be a house closing.

NEWSLETTER: Ed Maggard stated that he will work on the next newsletter.

WEBSITE: New election results should be listed. Committee members should be asked if they want to stay on their respective committees.

POOL CABANA CLEANING: A motion was made by Tony Dossett to accept bid from Heroes Facilities Services, seconded by JD Thoms. All in favor; motion passed unanimously.

NuPipe: Mark Erickson stated that the job was complete. The final payment will be \$98,315.84. Discrepancies between proposal and invoice: the bond price was already paid and appears again on invoice; no skimping on grout, price on line 140 was +\$7250.00; only charged for 3 Box Repairs, 4th was not needed saved \$2875.00. Ashley Roghelia will call NuPipe to notify them that bond was already paid. Numbers are solid, invoice should be paid. NuPipe will inspect once a year going forward. Mark, JD, Tony, and Ashley will review NuPipe video. An issue they ran into was that water is constantly in the pipes because of the pond, they had to dewater pipes while they worked. NuPipe is a very good company; owner is very responsive; HOA would give them a recommendation. The board already voted to pay them at a previous meeting.

PICKLEBALL COURT LINES: All bids were too high. Winter Springs just opened new Pickleball Courts. Hours are 7am-10pm and cost is \$5. However, there are a limited number of free courts.

RESERVE STUDY PENDING: Storm drainage pipe rehabilitation cost went from proposal of \$95.5K to invoiced \$99.9K; restrap pool loungers at cost of \$85/chair; painting cabana, clock, and tower, 3 bids are needed; streets/alleys repair and seal coating is being explored, which is our next big issue; and sidewalk shaving under consideration where needed. A motion was made by Tony Dossett to have Sunbright restrap lounge chairs, seconded by Mark Erickson. All in favor, motion passed unanimously.

NEW BUSINESS

JD Thoms stated that there was new fence damage caused by children throwing rocks. A neighbor witnessed the event and told them to stop. There are numerous holes in the fence. Parents should talk to children about not throwing rocks.

RETAINING WALL: Action to address retaining wall may have to have heavier equipment to complete. There is an 8ft. drop behind the wall.

IRRIGATION SYSTEM: There is an issue with a valve in the irrigation system. Replacement will be expensive and it may be hard to find where the problem is. Seems that most of the problems are near the front entrance and valves are getting stuck. Landscaper needs to adjust them. It needs to be done. Possibly \$500 to locate the valve. Ashley Roghelia will reach out to Matt.

OPEN DISCUSSION

Brad Carlson asked if the recycling trucks are picking up in the back across the street. Also asked if Tony Dossett was checking with the city. Tony stated that the corners in the development are too tight for trucks to turn.

NEXT MEETING: Monday, May 20th, 2024

ADJOURNMENT

Motion to adjourn meeting at 8:05pm by JD Thoms, seconded by Mark Erickson. All in favor, motion passed unanimously.