

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

9/16/24

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:

Kelly Thomas	Chad Thomas
Heather Miller	Pam Thoms
Maria Sandison	John Thomson
Bev Brown	Dawn Tinder
Dawn Tinder	Hans Bucheli
Linda Timmons	Kari Maggard
Bruno Mangiarelli (Zoom)	Christina Higley (Zoom)
Scott Meister (Zoom)	Lou Eyermann (Zoom)
Sarah Fleming (Zoom)	Debra McCloskey (Zoom)
Caroline Burchette (Zoom)	Fernando Ramirez (Zoom)

MEETING MINUTES

JD Thoms called the quorum order at 7:01pm.

Approval of 8/19/24 minutes – Trudy Brown noted that there was a typo in the draft; the cost of the seal coat project was \$25,640. The 8/19/24 meeting was recorded on Zoom. Tony Dossett stated that he wanted the following added to the minutes: “JD and Tony were accused of stealing money from the HOA by Christina Higley” at the end of the 8/19/24 meeting. He stated that has **never** happened as Tony and JD had no access to the HOA funds. The actual quote that Christina used was “sticky fingers” as she rubbed her fingers together in front of JD’s face (this can be verified on the Zoom call recording and let’s not forget that this meeting ended with the Police being called). It was also noted that Linda Timmons said the HOA Board would be better if “we got rid of JD and Tony” at the same 8/19/24 meeting. Tony motioned to approve the August minutes. JD Thoms seconded the motion. All in favor; motion passed unanimously.

FINANCIAL REPORT

Financial report for the period ending 8/31/24 prepared by Top Notch presented by Mark Erickson. Our Operating Account has \$49,434.71 and the Reserve Account has \$326,602.96. Contribution to reserves is up to date as budgeting time is a little over a month away. Year to date we are operating under budget in every category. HOA received income from new home sales in the amount of \$20,852.81. Admin Expenses were high early in the year due to legal expenses. Tony motioned to approve the August financials. Trudy seconded the motion. All in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Kelly Thomas stated that there were 4 resident applications to approve. All requests were approved by the ARB Committee.

CLOCK & ENTRY GATE: Ralph Waterhouse not present. We are unsure if Ralph is still interested in continuing in this committee position.

GROUNDS: Scott Meister stated that he has been talking with the landscaper. He noted that there are areas that need improvement. He asked for a quote regarding thinning shrubs to the right of the pool area; the trees around the pool could use more mulch; and the shrubs at the front street entrance are also thinning. This project would be potentially done in the December/January timeframe. Mark stated that he would like a little more of a plan before we go ahead with considering this project.

RETENTION POND: Garrett Chapman not present.

POOL: Mark stated that the status hasn't changed much but it is better than last year. He would like the pool services people to come earlier in the day. Currently Mark is cleaning the pool 7 days a week in the morning because they come late in the afternoon or after the pool is in use. The service times need to be adjusted.

FENCE/GAZEBO/PLAYGROUND: Josh Hogan and Chris Walters not present. We might need volunteers for this committee as well as Josh and Chris may not want to continue on the committee.

SOCIAL & WELCOME: Caroline Burchett reported that she presented a welcome basket to 130 Avery Lake Drive. The current social balance is \$1099.86.

NEWSLETTER: Ed Maggard asked if we want to use the newsletter to see who would like to step down or volunteer for committee positions. Mark asked Ashley Roghelia to send a letter out to see if the committee members would like to be replaced.

WEBSITE: Brad Carlson stated there was nothing to report on the website.

COVENANT COMPLIANCE: Ashley stated that violations were noted but no violations sent out as sprinkler systems were shut off due to roads project. JD concurred as it should be due to said project.

TRASH CANS: Tony stated that the week before last on the back street there were signs of bear activity as garbage cans at 404 and 410 Park Lake were knocked over. He stated residents should put trash out the morning of pick up.

OLD BUSINESS

2024 RESERVE SPENDING:

SEAL COATING: Mark stated that the project is almost completed but still in process in the punch out phase. He is hoping for a 3-4 day dry window to complete sealcoating in the alley between Balfour and Park Lake. Pressure washing of the driveways was completed; it was never intended as a full wash just spot cleaning where needed. They will be sealcoating Park Lake Drive in its entirety as there are many tire marks and the road is two different colors. In

hindsight, the alleys should have been done first and should have taken an extra day before doing the streets. The sealcoating was never meant to be a permanent solution. Some other areas need touch ups. The entrance between the gates and the street will be done in phases. We will possibly have to leave the gate open due to lack of access to the call box. In addition, sidewalk shaving will be coming out of the streets budget.

FENCE POSTS: Mark stated that even though this project was previously approved, it was put on hold due to the roads project.

NEWSLETTER: Ed said that a reminder about driving courtesy in reference to Lou Eyermaann's item from the last meeting will be added. Also, will remind community residents to pick up after their pets. Heather Miller read the covenants stating that residents' pets should use common areas and their own lawns for walking their pets. Lou then asked Tony, "So your dog's dead? How long ago did it die?"

NEW BUSINESS

Muscovy Ducks: The board received a quote from a vendor/trapper for Moscovy removal. Vendor/trapper would charge \$175 initiation fee and \$25 for each duck caught. The board asked if anyone had any feedback on this issue. Linda Timmons asked if the ducks would be relocated. Trudy responded that they would probably be destroyed according to Florida law because they are an invasive species. Debra McCloskey is in favor of removal. She stated that they are disgusting and a nuisance as they are making a mess of driveways, sidewalks, and lawns. Their mess is being tracked into houses and garages. They have nested in her bushes. The ducks carry diseases and she would like to see them gone. She also asked who would pay, stating that the people who fed them should pay for it. Trudy stated that photos of that person's house were already posted on the Facebook page; shaming and bullying our neighbors is not okay. Ed stated that the cost per household for duck removal would be approximately \$3 per household and we would find a way to pay the fee. Someone asked how they would catch the ducks. Ashley explained that they would use casting nets and the trapper would come back until he got them all because the ducks can recognize people. Chad and Kelly Thomas suggested that the trapper come at 5:30am because they are sleeping in the middle of the street. Dawn Tinder is not in favor of removal. Since they are no longer being fed, she stated that we should let nature take its course and they will eventually leave. Mark stated that the ducks are now going all over the

neighborhood foraging for food and no longer just staying by the lake. The longer we wait, the more of a chance there is that they will breed again. JD stated that he has gotten rid of 4 of them that were hit by cars (he disposed of them in the woods so the kids would not see them). Mark stated that we need to find out if the \$175 is just a one time fee. If it is, Mark motioned to approve removal. Ed seconded the motion. All in favor, motion approved unanimously.

Sidewalk Shaving: Tony stated that he spray painted pavements that have risen forming trip hazards due to the oak trees around the ponds. Bruno Mangiarelli asked if they would be fixing the broken section of sidewalk between 416 and 418 Park Lake Drive. Tony said that would be done at a later time. The board decided to go with the Precision quote. Trudy motioned to approve. JD seconded the motion. All in favor, motion passed unanimously.

OPEN DISCUSSION

Adult Progressive Dinner: Dawn stated that the progressive dinner will be held on September 28th. A few residences have signed up: Dawn, the Sangers, Hans Bucheli, and the Maggards. September 20th is the cut off for the sign up.

Paint for Pavement Shaving: Tony stated that he spent \$10.68 for the paint used to mark areas for shaving. He requested reimbursement. JD motioned to approve. Trudy seconded the motion. All in favor, motion passed unanimously.

Garbage Removal: Linda Timmons stated that she noticed that there was a \$500 charge for garbage removal and she wanted to know if Tony was being paid to do common area garbage removal. He replied yes that he started doing that years before being on the board. She said that it didn't look good. She then asked Mark if he got paid to do the pool cleaning. Mark said no. She asked if Garrett Chapman got paid to clean the pond. Mark stated that in the past that was a paid position but Garrett refused to take any payment because he wanted to do his part for the community. Mark then stated that in the past the Higley's cleaned the pond while Christina Higley was on the board and they were paid for it. Christina clarified that it was her oldest son that was hired to clean the pond. JD stated that many HOAs pay community members to do small jobs within the community. Linda asked Tony if he would give up the paid garbage duty so that someone else in the community, perhaps a teenager could have a paid job.

Superior Painting: Linda then said that we had Superior paint the Pool cabana, clock, and entry area. She noticed that there was a Superior paint truck in front of

JDs house. She said those optics didn't look good, inferring that they were getting a discount. Pam Thoms stated that she knew this would come up and denied that they got a discount. Pam said that they got the best quote from Superior and that they had done work for them before. She then stated the various quotes. Bev Brown said that his house was done three years ago and they waited for months because Superior was highly recommended and gave a great price. Chad stated that they waited 5 months to have their house painted by Superior because their price was so good and they did quality work. Superior has painted a large number of houses in our community and comes highly recommended on quality of work and price.

Christina wanted to clarify that her son was the person who cleaned the pond, not her husband. She also wanted to let Trudy know that she was doing a terrible job on the minutes since becoming Secretary. Stating the secretary is not including who said what during the open discussion so there is a standing record of every meeting. Trudy stated that she was following Robert's Rules by just including what was done at the meeting and not what was said. Trudy also stated that Christina should know that since it is her favorite book.

Trudy stated that she knows that people have been concerned about the cost of the sealcoat project. She stated that the project cost \$25,640. Stating that the board has been financially responsible. The roads look good, it was a lot of bang for the buck especially when you consider that it was \$2,000 cheaper than a new playground (\$27,339.88) that doesn't get any use.

NEXT MEETING: Monday, October 14th, 2024

ADJOURNMENT

Motion to adjourn meeting at 8:04pm by Trudy; Tony seconded the motion. All in favor, motion passed unanimously.

ROBERT'S RULES (Section 48:1-16) state that "the minutes should contain mainly a record of what was done at the meeting, not what was said by the members"...