

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

10/14/24

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:

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| Kelly Thomas | Michele Marino |
| Caroline Burchett | Lynette Swigart |
| Phil Karr | Kari Maggard |
| Jean Versino | Mary Jo Klausung |
| Amy Erickson | Brad Carlson |
| Gary Oroian | Pam Thoms |
| Bev Brown | Cheryl Winter (Zoom) |
| Heather Miller(Zoom) | Andrew Wabbe (Zoom) |
| John Tracy (Zoom) | Kathleen Tracy (Zoom) |
| Dawn Tinder (Zoom) | Harvey Freeman (Zoom) |

MEETING MINUTES

JD Thoms called the quorum order at 7:00pm.

Approval of 9/16/24 minutes – Trudy Brown noted she would like to hold off on approval of 9/16/24 minutes as after taking the certification course today, she wanted to review them again. Approval for 9/16/24 minutes is on hold until the next meeting.

FINANCIAL REPORT

Financial report for the period ending 9/30/24 prepared by Top Notch presented by Mark Erickson. Our Operating Account has \$41,579.59 and the Reserve Account has \$315,307.84. We are under budget in all expense areas. Net income is \$23,234.05. For the month of September, expenses are under budget by \$2,389.59. Year to date, expenses are under budget by \$10,314.38. We are under budget \$6,000 year to date for mulch/plants/sod replacement so we are looking to replace some old shrubs. Tree maintenance is also under budget by \$2,500 and we will be hurricaning the palms. In addition, we will be having the gazebo cupola replaced and beautifying the landscaping surrounding it. Pressure washing will also be done in the future. Tony Dossett motioned to approve the September financials. Trudy seconded the motion. All in favor, motion passed unanimously.

COMMITTEE REPORTS

ARB: Kelly Thomas stated that there was 1 resident application to approve. Request was approved by the ARB Committee.

CLOCK & ENTRY GATE: Ralph Waterhouse was not present. We are unsure if Ralph is still interested in continuing in this committee position. Tony stated that the flagpole rope needs replacement. Mark motioned to approve replacement. Trudy seconded the motion. All in favor, motion passed unanimously.

GROUNDS: Scott Meister was not present.

RETENTION POND: Garrett Chapman not present. Lynette Swigart stated that the ponds and drains did great during the storm.

POOL: Mark stated that the rope around the life safety ring at the pool was dry rotted. He also stated that the blue extension pole for the pool skimmer needs to be replaced as it is not staying in the extended position. Total cost of replacements is approximately \$100. Tony motioned to approve the purchase. Trudy seconded the motion. All in favor, motion passed unanimously.

FENCE/GAZEBO/PLAYGROUND: Josh Hogan and Chris Walters not present. Need a new committee. Need to find out if current members are interested in continuing or are resigning.

SOCIAL & WELCOME: Caroline Burchett reported that there are currently no new resident welcome baskets. The Porch Sale is on 10/26/24 from 9:00am to 1:00pm. She would like to send an email out regarding a social event in December. Would like to have a food truck similar to the event last year. There is approximately \$1,100 left in the budget. Tentatively scheduled for Thursday, 12/5/24 from 5:00pm to 7:00pm. Cost would be approximately \$800. The Christmas caroling event will occur later in December. Tony mentioned that there have been derogatory comments posted on the Avery Park Social Page on Facebook. The Facebook page should not be used in that way. Ed Maggard stated the truth is that it is hard to manage the page in such a contentious environment. Ed and Caroline will meet about the page to figure out how to move forward and set up what is acceptable and not acceptable to appear on it. Tony motioned to approve the food truck event. Trudy seconded the motion. All in favor, motion passed unanimously.

NEWSLETTER: Ed stated the newsletter was published. JD Thoms stated that Ed did a great job on the newsletter.

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

COVENANT COMPLIANCE: Ashley stated that friendly reminders were sent. Many residents asked for extensions. There are no recommendations for the fining committee. When a violation is sent, the resident has until the next month to take care of it. Drive by inspections happen monthly. An expired ARB request was discussed. This ARB request has to be restarted as with the hurricane, they were unable to get the sod needed.

OLD BUSINESS

2024 RESERVE SPENDING:

SEAL COATING - Scheduling issues/suggestions: Mark stated that Potholes reached out for scheduling. The front street on the Park Lake will be entirely seal coated and parts of the alleys/back on both sides. Waiting for dry weather. Cannot be scheduled right now because there are too many ARB projects on Park

Lake currently. We will be sending out a survey and will ask residents to pick two dates to get projects done. Should take 2 days to complete. There should be one full day before the road/alley is driven on. Sprinklers should be turned off 2 full days before work is completed.

FENCE DAMAGE - approved/waiting to schedule: Mark stated that we have to add something to the quote as a tree came down on the fence near the back of his house. He also found out that this tree which is on the other side of the fence has a possible termite infestation. It is possible that the fence damage repair will happen before the roads project is completed.

Muscovy Ducks: JD stated that we hired a trapper to remove ducks. The trapper is behind because of the hurricane. The ducks should be gone within the next week.

Sidewalk Shaving: Tony stated that this was completed and the check was cut for vendor payment.

NEW BUSINESS

New Damage to Solid Fence From Milton: Mentioned previously and will be added to the previous quote. Mark requested that the approval amount be increased by \$100 which brings the total amount to \$694. Mark motioned to approve the increase. Ed seconded the motion. All in favor, motion passed unanimously.

Sidewalk Concrete Repair/Replace where needed: Tony stated that there are some broken sections of sidewalk throughout the neighborhood. We will be getting quotes for this project.

Sidewalk Pressure Washing 2024: This will probably be scheduled in late November or early December.

Hurricane Trim for Palm Trees: JD stated that we need to trim the palm trees and remove the boots. This project could be between \$2000 and \$2500.

Landscaping Refresh Plans - entrance/pool/gazebo/b-ball court/alley behind 106 Avery Lake: Mark discussed the vendor drawings of potential landscaping for these areas. Residents asked if we could get more privacy landscaping by the pool because of the construction across the street. Resident stated that the front

entry landscaping looks beautiful. Resident stated that the tree near the broken light up by the pool needs a touch up. Tony stated that he will take care of it. Tony motioned to approve the landscaping bids. JD seconded the motion. All in favor, motion passed unanimously. Also need to cut trees and vines on the even side behind Park Lake. Will ask Scott to discuss this with the landscaper.

Cupola Replacement for Gazebo: Dale Green has been contacted to craft replacement.

OPEN DISCUSSION

Hurricane Debris: Resident stated that she found a dark brown soffit on the other side of the lake if anyone is missing one.

Drains: Resident thanked the board for completing the drains project. He said everything was draining beautifully in the most recent hurricane as opposed to past storms.

NEXT MEETING: Monday, November 18th, 2024. This will be a combination budget and board meeting.

ADJOURNMENT

Motion to adjourn meeting at 8:00pm by JD; Mark 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"...