

HOA - Meeting Minutes - 08/28/2024 - Board

Date/Time: Wednesday, August 28th, 2024 at 6:30 PM ET

Location: Publix - Employee Break Room - 8701 W Hillsborough Ave, Tampa, FL 33615

In Attendance:

- **Board Members:** James Gamble, Dan Davis, Drew Holt, Rafio Khan
- **Homeowners:** Renee Figga, Warren Carrasquillo-Alvarez, Jaclyn Fosnacht, Sandra Hull, Kathy Leister, Lauren Urtel
- **Property Manager:** Magda Hatka, Ameri-Tech Community Management

Meeting Convened: 6:35 PM ET

Agenda with Minutes

- **Reading the minutes of the previous meeting.**
 - James pointed out that we need to vote to approve meeting minutes in the future after corrections have been made.
 - The previous meeting's minutes were approved.
 - Motion: James
 - Vote: All in favor.
- **Property Manager Report**
 - YTD Financial Review
 - We've had a lot of additional expenses this year which have contributed to overspending:
 - Replacing the main water shutoff valves on each building.
 - Community wide tree trimming on areas that have been neglected.
 - Higher than budgeted costs for Waste Management garbage pickup and fees associated with people dumping items around the dumpster.
 - We will potentially need a special assessment to cover the overages. Magda is calculating the amount and will give us our options.
- **Statement of Marketable Title Action**
 - James explained to the board that moving forward on this documentation is a requirement for the Association corporation to stay intact and is done every 30 years after the corporation is started.
 - Motion: James
 - Vote: All in favor.
- **Annual Meeting Date and Time**
 - We discussed availability for the next Annual Meeting and Budget meeting and settled on Monday, December 2nd, 2024 at 6:30 PM ET.
 - The location is still to be determined, potentially at Publix again, but also streamed online via Zoom.
- **New Business**
 - The board settled on a date for a budget workshop to be held on Wednesday, October 30th at 2:00 PM ET. This will be an online-only meeting and Magda will provide a Zoom link closer to the date.
 - James discussed some quotes to refresh our amenities (pool, tennis courts, etc.) and to refresh our gate system. Additionally, James spoke about a quote for cameras around the mailboxes/trash compactor and the pool. Quotes were delivered to each board member.
 - One of the homeowners had a concern about subterranean termites, and James replied to her comment stating the additional pest control measures he's going to submit for the 2025 budget year. The new measures include perimeter spraying around each building along with common area lawn spraying.

- James discussed a draft of new rules and regulations also distributed to the board members. The board, Magda, and our insurance agents at CBIZ (who are Licensed Property Managers) will review, provide input, and submit to James. Once the changes have been made, James will submit it to Greenberg (attorney) for legal review. If there are no further changes, or only minor changes, James will make corrections and submit the draft to the membership prior to the next Annual Meeting in December.

- **Open Forum**

- We discussed several ongoing vehicle violations.
- Additionally, we discussed the new Florida requirement that a “violations committee” independent of the board be formed to assess any violation reports.

- **Adjournment**

Meeting Adjourned: 7:41 PM ET

Minutes Composed By: James Gamble