

HOA - Meeting Minutes - 03/06/2024 - Board

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

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

In Attendance:

- **Board Members:** James Gamble, Rafio Khan, Dan Davis, Drew Holt, Neal Milton
- **Homeowners:** Bob Chmielewski, Kathy Leister, Helen Vasquez, Sandra Hull, Warren Carrasquillo
- **Property Manager:** Magda Hatka, Ameri-Tech Community Management

Meeting Convened: 6:38 PM ET

Agenda with Minutes

- Reading of the minutes of the previous meeting.
 - James motioned to skip the minutes reading as they've been posted for several months and are relatively lengthy. Rafio seconded the motion. The motion passes unanimously.
- Property Manager Report
 - YTD Financial Review
 - \$46,255.24 in past-due assessments.
 - Received \$36,000.00 Spectrum payment. James will contact Glen, the door fee consultant, for the invoice.
 - Our previous pool company, Penn-Tech, is shutting down as the owners retire. The board picked Bayside Pool Service as the replacement pool cleaning service for \$495/month, which is \$3 cheaper per month than Penn-Tech.
 - Magda is working on getting quotes for the garbage compactor. The board also asked her to provide a quote for recycling options. Additionally, we want a quote for the cost of bringing a large construction-sized dumpster onto the property two times per year to give residents an opportunity to dump large items.
 - So far, all of the quotes for resolving issues with front lawns have been overly expensive, with the cheapest quote being more than \$600 per lawn just to strip them down to dirt. The association currently does not have the funds for such a large expenditure, and the cost was not budgeted for in the 2024 year. However, we are considering other options and will include money in the 2025 budget.
 - The board had some questions about various line items on the balance sheet. We're paying for Frontier and Spectrum lines but don't have service with either company.
- Official Documents Revitalization
 - Our official documents need to be revitalized every 30 years, and we're due for it to happen this year. Our law firm, Greenberg Nikoloff P.A., offers a package for this service that costs \$900. If the revitalization does not occur, the Association ceases to exist. James made a motion to move forward with the proposal. Rafio seconded the motion. The motion passes unanimously.
- Pool Vendor Selection
 - Bayside Pool Service - \$495.00/month
- Gate Key Fob Programming
 - We know several residents do not have key fobs for the front gate. We've heard conflicting information about our ability to program new key fobs. Magda is going to reach out to an internal Ameri-Tech resource to see if we can figure out if we can or can't program new fobs for the gate. If we can, we will proceed with getting a batch of fobs programed and distributed to residents needing one.
- New Business
 - No new business.
- Open Forum

- Cameras - Because of a marketing agreement with Spectrum, they will be providing a free Internet connection to the pool area. Once that's done, James will research camera options for the pool to replace the cameras there. Additionally, James will research cameras for the mailbox/trash compactor area and the front gate.
 - Waste Management - When Waste Management comes to pick up our compactor dumpster every week, they're supposed to enter and leave through the back gate. However, they've been leaving through the front gate, causing damage as their truck is so large. There is a path that they can take through the community that allows them to back up safely and exit through the back gate. Magda is going to reach out to them about this.
 - Adjournment
 - 7:26 PM ET
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Meeting Adjourned:

Minutes Composed By: James Gamble