

**Call to Order:** 10:30 am

**Present:** John, Dena, James, Alex, Erika

**Validation of Quorum:** James, John, Dena

**Approval of Minutes:**

Waive but not approved (website not updated)

**Introduction of New Property Manager:**

Alex Novak

Provided email to homeowners: This is an important communication you should have received.

[anovak@ameritechmail.com](mailto:anovak@ameritechmail.com)

**Reports:**

**Management Report**

Alex went over actuals to budget.

As of 8/2024 we have budgeted monthly \$38,864.00 / actual monthly \$32,665.52,

We currently have a plus of \$5,974.48

\$44,727.00 of uncollected maintenance and other fees

72 units past due

22 owners are past due 30 days

19 owners are past due 60 days

Nine owners are past due 90 days

22 owners are past due for 91 days or more

The current process to collect fees:

1. Owners have a 15-day grace period, after which a late fee is placed for \$25.
2. 30 days late, a letter is sent to the owner
3. 45 days after the account is sent to the collections/lawyer
4. 90 days after the account has a notice of lien on the home.

Alex has been here for two weeks-

- did a walkthrough of the property
- making sure accounting is up to date, and vendors are paid on time

**President's Report:**

John approved to switch plumbers to Friends Plumbing / Clearwater.

Welcomed Property Manager

Water shut off due to a major pipe leak

Hillsborough will not touch; we are a private property.

Front gate –

- Has a new motor
- Someone tore down the old keypad, and it has been replaced
- It took several days to replace cables and had to be reprogrammed
- Front gate electronics tie into the swimming pool gate.
- John let people who were stuck at the gate inside the community.
- Do not Call John; you must call Ameri-Tech
- Will contact gate tech for back gate issues

Dog issues-

- Dogs not on leash, many complaints
- A couple on Deer Tree had an incident
- Erika made a complaint; she almost hurt herself trying to get away
- John called animal control
  - We are private property, so they cannot do much.
- Sent letters to all owners in and out of state.
- Neighbor with kids had an incident with two big dogs
- John stated some communities have a 20lb limit or have a no-pet policy
  - Seeking cooperation from the community to resolve the dog leash issue
- HOA provides dog bags to pick up after pets
  - Many complaints that owners are not picking up after their pets.
  - Asking for suggestions from the community.

Speed Bumps-

- Currently wearing down
  - Cars are speeding
  - A dog was killed
- Possible new speed bumps
  - A suggestion to have a new lower speed limit to prevent additional fees
- Someone ripped the speed sign in the back of the community.
- Asking for community input to resolve – prevent extra fees
  - Suggested to have a rotation schedule of the community helping pick up trash
    - Most trash pick-up is out of the landscaper's scope.

November 9<sup>th</sup> is the next HOA Meeting

**Treasures Report:**

Assets/Liabilities/Equities: \$451,166.45

Annual budget is \$593,680.00

Year-to-Date:

- Budget: \$346,313.31
- Actual: \$358,251.53

- Variance (+ \$11,938.22)

### **Unfinished Business:**

#### **1. Open Lot Victoria**

- a. Problem for about three years now
- b. The gate was burned down
- c. HOA doesn't have ownership
- d. John's research shows Hillsborough County has been the owner of the lot since 1990
- e. John provided all paperwork concerning lot ownership to Quan and Ronnie – no follow-up
- f. Weeds are 6ft long, and there are concerns about another fire.
- g. John spoke to the Attorney for the HOA
  - a. We cannot hire anyone to maintain the lot; otherwise, we will assume liability.
- h. Suggested to have Ameri-Tech add more pressure and relay concerns
- i. Hillsborough County came down to mow and moved the trash but left 1-mile untouched
- j. Alex will call code enforcement to track who owns and enforces accountability.
- k. John suggested calling the media to get involved
- l. Issues with rats and snakes

### **New Business:**

1. Update Website:
  - a. Alex updated his information
  - b. Still has Rae listed as a board member
  - c. Minutes missing
    - i. January, April, June (two meetings), July
  - d. Dena suggested only listing the HOA meeting months to remove confusion.
2. Paving:
  - a. John called 6 or 7 companies with prices
    - i. Higher than anticipated
  - b. Roads still need paving
  - c. George Paving didn't want to do the job as they will likely need to return in three months.
  - d. Paving roads is different from speed bumps
  - e. Suggestions:
    - i. Cars slow down – community effort
    - ii. Obtain a lower price.
    - iii. Alex may have a plan of action by next year's budget, but John would like a more current solution.
    - iv. Alex will follow up for options to resolve this sooner
3. Dumpster Door on Golden Tree:
  - a. Dumpster door cracked
  - b. Francisco will install the new door
  - c. Alex will find the price quote for the dumpster door
    - i. Aluminum
    - ii. Fiber Glass
  - d. Garbage guy uses the truck to close the gate with rail
    - i. Actions have caused damage

- ii. We have issues with trash overages, but they are not charging, so no complaints have been sent to the garbage company.
    - iii. The trash company would add \$13,000 for trash overages, but John worked out not to have that added for the year.
  - e. John sent a letter to an owner who dumped trash on the ground
  - f. Complaints about metal and furniture.
  - g. The charge for the dumpster (i.e., two mattresses and other items) is now up to \$700- \$800.
  - h. John asks the community to pitch in, but not many agree.
- 4. New HOA Laws
  - a. Alex sent a correction that certification is good for four years but still needs continual annual education.
  - b. Must take the course or will be taken off the HOA board by the state.
  - c. Alex stated that the course to take is still free.
  - d. Alex needs DL Picture ID
    - i. Will follow up on laws to see what is needed from board members.

#### **Budget Proposal –**

- No dollar amount has been communicated at this time
- Ameri-Tech took over management from Terra Management.
- Alex stated fees have gone down since the change.

#### **Homeowner Comments:**

- Suggestion to put a lock on bathroom door.
  - The bathroom must be open, per the Department of Health
- Concerns:
  - car being towed twice and returned
  - Car being parked over 12 days in the same spot
  - A homeowner has a pass but is still getting towed.
    - **Solution for now:** Have a conversation with Tow Company to ensure they are following not only Hillsborough County ordinance laws but also the community bylaws.
- Water issues should be directed to Ameri-Tech
- Alex stated someone is on call for after-hours issues on the emergency line.
  - The point person will route to the appropriate party concerning the issue
- Neighbor has front gate concerns
  - People are hitting the gate
  - Camera does work but does not have UV lights to see car tags at night
  - John spoke to the gate tech about the back gate
    - Gears are bent and pushed by cars
    - Dena has seen some cars come in the back through the wrong gate once someone leaves.
      - Not pinpoint who could be a homeowner, visitor, and such.

#### **Adjournment:**

Motion to Adjourn 12:03 pm by Erika, second by John.

**Board Concerns:**

1. Emails not being responded to on time,
2. Delays in roofing approval
  - 1569 Blue Magnolia sent an application for a new roof on July 31<sup>st</sup>
    - Ronnie did not approve the roof, but it was finally approved on September 7
    - The owner got the correct color for the roof
    - The owner paid a background check for \$165 and needs a refund.
    - No homeowner should be charged a background check.
      - Only renters are to be charged background checks,
  - Ameri-Tech just approved 1507 Deer Tree and received the check.