

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

Tuesday, August 16, 2022

The Savoy, 80 Michael Blake Blvd, Winter Springs, FL 32708

President Christina Higley called the meeting to order at 7:01 pm.

ATTENDANCE

Directors:

- Christina Higley, Danny Kavanaugh, Lara Mangiarelli, Josh Hogan

Management Company:

- Marilyn Vince, Gasner Guerrier, Lisa Moore, Rachel Lewis

Committee Chairs:

ARB - Rebekah Dossett

Retention Pond - Bryn Higley

Welcome – Caroline Burchett

COMMUNITY MEMBERS IN ATTENDANCE:

Bruno Mangiarelli	Tony Dossett
Greta Olson	Harry and Linda Timmons
Debra McCloskey	Sam and Heather Miller
Paul Partyka	Dawn Tinder

FINANCIAL REPORT

Josh Hogan presented the financial report from Top Notch presented for July 2022. Accepted as reported.

COMMITTEE REPORTS

ARB: Nothing to report.

CLOCK: Nothing to report.

GROUNDS: Nothing to report.

RETENTION POND: Bryn Higley shared that a lot more garbage is being found in the pond. There also seems to be an increasing issue of dog feces in bags being found in the water as well. Discussion was had on whether another reminder letter should be sent out and it was decided that it may be a good idea to remind residents that no trash or yard debris should be going down the storm drains. It is also important to secure trash/recyclables on pick up days.

ENTRY GATE & POOL: Nothing to report.

FENCE/GAZEBO/PLAYGROUND: Tony Dossett purchased a spray coating to cover rust on playground. He is going to be putting it on the playground soon.

SOCIAL: Social committee is looking for volunteers as it is a lot of work for two social committee co-chairs to pull off all the events. There was also discussion of having the “adult only” event in October at a local bar/restaurant and not at the community pool. Those in attendance voiced it would be a great idea.

NEWSLETTER: Christina mentioned that Michele was working on the fall newsletter. Michele was going to put a section in the newsletter about how to use the Top Notch portal for residents as there are many great tools on the portal. Marilyn from Top Notch offered to have a Zoom class for the community members to learn the new web portal for our community. Christina will be in touch to set up that opportunity for residents and community will be made aware.

WELCOME: Christina spoke briefly with Top Notch regarding Committee Chair Caroline Burchett and them needing to coordinate efforts. Christina mentioned she would put Caroline and Top Notch in touch to be able to coordinate new resident baskets and make sure Caroline is being reimbursed accordingly.

WEBSITE: Forms and information are being updated daily as community transitions from Mark Management to Top Notch.

COVENANT COMPLIANCE: Resumed this month. Discussion was had about what was sent this month to residents informing them of their violations. Two residences in attendance requested that Top Notch be more specific in their violation notices. Top Notch explained their process and encouraged the community members to call if they have an issue.

COMPLAINTS:

Received a complaint about political signs via email from Dale Greene. Danny Kavanaugh discussed that the current bylaws, as amended, only prohibit political signs displayed in windows. The bylaws do not prohibit the placement of political signs in the front garden of the residence. The Board will take no action on the specific complaint but hopes the residents will remove the political signs in a timely manner following the election.

OLD BUSINESS:

- **Reserve Study quotes:**

Last meeting it was discussed that the old study was done in 2017 and with inflation and costs in the community for numerous large projects not falling in line with current reserves, a new reserve study needs to be completed. Board was presented with four proposals for reserve studies. Board asked to have more time to make a decision on which option they want to go with.

- **Storm drain discussion:** Top Notch is working with three separate companies including In Line. The scope of the project is much larger than anticipated and they need more time to create proposal with needed repairs. One company mentioned to Top Notch costs of roughly \$150,000 for repairs, but again needed more time to assess repairs.

Paul Partyka presented the board with a report he had done by an engineer regarding sinking storm drain behind the home he rents. Paul did not want any compensation for the report, but rather wanted to make sure the storm drain got repaired. Board informed Paul that they have been taking the steps necessary to

have storm drain system cleaned, inspected, and are waiting on proposals for repairs.

- **Bench Replacement:** One of the benches currently has yellow caution tape around it and is completely rotted. Two new benches have been ordered for the pond and are expected for install in 8 to 10 weeks.
- **Pedestrian Gate Lock Repair/Replacement:** Top Notch has been instructed to fix the current key lock that is broken on pedestrian gate. Replacement of key locks with a keyless entry system is on hold until community has a better idea financially of what we are looking at for major repairs in the community.
- **Internet for cameras:** Spectrum and ATT quotes that were received from Mark Management are still good and the prices are the same. Board will review and will revisit next month.
- **Electrician needs at pool for addition of outlets by pool equipment:** Top Notch has received 2 quotes for repairs of rotting transformer boxes by pool equipment. One quote totaled \$1360 and the other totaled \$1670. Christina said she would like to get a third quote and then decide. Christina Higley made a motion to spend no more than \$1670 to repair electrical and photocells for the pool. Danny Kavanaugh seconded. Unanimously approved.

NEW BUSINESS:

- **Winter pool service quotes:** Pool service contacted Top Notch regarding additional repairs/service needing to be done to the pool. The phosphates in the pool are over 2000 and should be between 0-200. Pool service recommended a phosphate service during colder months for \$350 to bring them back into acceptable range. Pool will need to be closed for 1-3 days. Danny made a motion to approve \$350 for the fixing of the phosphates, Christina seconded the motion. Unanimously approved.

Pool service company also contacted Top Notch regarding filters/grates needing to be replaced in the pool pit. The grates are super old, filthy, and not filtering the water correctly. Suggested this repair be made when the other work in pit is completed to fix the drain plugs so pool only needs to be partially emptied once. Cost for nine new filter grates totals \$523.29. Danny made motion to approve \$523.29. Seconded by Christina Higley. Unanimously approved.

OPEN DISCUSSION:

Greta Olson brought up the idea of having a neighborhood block party or just an opportunity block off a part of the neighborhood to have the community come together and spend sometime just hanging out with their kids and getting to know their neighbors. The idea was well received, and a couple other residents seemed to want to help coordinate.

Debbie McCloskey thanked the board for their diligence and for making the repairs to the community that need to be made. She also stated she was glad we had a new management company.

Dawn Tinder asked if we thought there would need to be a special assessment with so many large projects. Christina Higley stated that it is too early to tell at this point and that is why they needed to complete a reserve study and get a better idea of 2023 budget.

Paul Partyka made note that it sounded like there are significant repairs needing to be made and quite a bit of money needing to be spent in coming months. He suggested the board keep the community informed and have these discussions. Board shared with Paul that if he had attended meetings he would have heard this is exactly what they have been doing for months and Christina Higley suggested anyone who can't make a meeting read the monthly minutes.

Paul Partyka asked about a situation involving two residents on Park Lake Drive and if the board had any involvement. Danny Kavanaugh stated the incident was between two neighbors and that the board did not have an opinion. Paul asked if there was legal action being taken by either party to which Danny stated that legal options is one way that a neighbor could choose to deal with a problem, but that the board didn't have any involvement and wasn't incurring any legal fees or involved in legal action.

NEXT BOARD MEETING: September board meeting will be held on Tuesday, September 20, 2022 at 7:00pm at The Savoy.

ADJOURNMENT: With no further business, a motion to adjourn the meeting was made at 8:13pm by Danny Kavanaugh, seconded by Lara Mangiarelli

Respectfully Submitted,

Lara Mangiarelli, Secretary