

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

Tuesday, October 18, 2022

Virtual Meeting via Zoom

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

## **ATTENDANCE**

### **Directors:**

- Christina Higley, Lara Mangiarelli, Michele Marino, Danny Kavanaugh, Josh Hogan
- Marilyn Vince, Gasner Guerrier, Lisa Moore, Gretchen Ortiz

### **Committee Chairs:**

Rebekah Dossett - ARB  
Bryn Higley – Pond  
Caroline Burchett – Welcome

### **Community Members:**

Cheryl Chapman  
Tony Dossett  
Bruno Mangiarelli  
Sam Miller  
Harry and Linda Timmons  
Chiara Coradetti  
Mark Erickson  
Greta Olsen  
Phil Karr  
Kristen Hogan

## **FINANCIAL REPORT**

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

Josh, Top Notch, along with Christina have been looking at current finances, budgeting, working with old reserve study to reset budget and make sure 20 year projects that are due in community can happen. New reserve study would help to solidify numbers moving into budget meeting. Josh wanted to make the community aware so they can start planning accordingly, that based on the 2016 Reserve Study, there will be a raise in dues by approximately \$400 annually/\$200 per bi-annual at a minimum but definitely could be more depending on the New Reserve study. This increase is to meet current inflation making sure we are able to complete future projects as well as make sure reserves are in better condition for when projects are due again. Some reserves are not budgeted adequately for upcoming projects. In particular, the year 2028 has a lot of expensive Avery Park assets coming to their expected end of life.

Christina stated that the budget would not include the storm drain work, but would cover road work, pool repairs, pond fountain replacement, etc., but that the storm drain work being it was a large project would be a special assessment project. The board still did not have enough information to make any decision on this project. She also stated the board does not want to price residents out of the community and the board is trying to be as sensitive as possible to any increase in dues to make sure the dues still reflect the amenities offered in community and better position the community for future projects and reserve needs in the future.

## **COMMITTEE REPORTS**

**ARB:** Typical ARB requests reported by Rebekah. ARB committee was reviewing the Sherwin Williams information to update color options for community. Lara mentioned need for more blues and greens. Rebekah stated they were still in conversation and working through the options presented by Sherwin Williams.

**CLOCK:** Nothing new to report.

**GROUNDS:** Nothing new to report.

**RETENTION POND:** Nothing new to report.

### **ENTRY GATE & POOL:**

- Electrical boxes and photocells have been replaced correctly by pool equipment box.
- Pool repairs are being made that board approved on schedule.

### **FENCE/GAZEBO/PLAYGROUND:**

- Tony Dossett tried to use a spray to help repair/protect the playground. It didn't work as expected. Still looking for another option if replacement of playground equipment is not an option at this time. A lot of rust and corrosion is on the surfaces of play equipment where children can touch and potentially get scraped/cut.

### **SOCIAL:**

Upcoming Events:

10/28 Neighbors Night Out – Neighborhood block party/gathering at 6pm on Burgess Drive. Light refreshments will be served. If these events are well received, there will be two additional Neighbors Night Out events added in November and December on Balfour and Park Lake Drive. Traffic will be restricted on Burgess during this time.

10/31 – Halloween Pizza party and treats at the pool at 6pm before Tricking or Treating in the neighborhood.

### **NEWSLETTER:**

Michele Marino is working on putting together a fall newsletter. Still looking for input or ideas of what residents would like to see.

**WELCOME:** Nothing new to report.

**WEBSITE:** Nothing new to report.

## **COVENANT COMPLIANCE:**

Top Notch shared that there were only a few new violations reported this month. These violations are not pertaining to any hurricane damage. They are still asking that people who have questions, concerns, etc. reach out to them if they need anything.

## **COMPLAINTS:**

Christina shared that she had spoken to a resident who was concerned that residents until recently have been held to a higher standard than the management company/board was holding the common areas of the community – roads, gardens, pool, etc. Resident stated that the previous management company for years had been quick to send a letter for a moldy gutter or weeds in a garden bed, but large projects have been neglected until recently that are now leading to major repairs and expenses that should have been taken care of all along.

Christina stated she completely understands these concerns and that the current board is working tirelessly to address projects that are in need of immediate attention such as roadwork, major pool repairs, etc. She stated that we can't go back in time as a community but can only move forward. The community is 20 years old and the current board along with Top Notch through updating the reserve study, resetting budget, and addressing these concerns are working as quickly as they can to bring the common areas back to their original state. The hope is by resetting budget, getting the appropriate proposals and information to make decisions, and scheduling needed repairs/work that numerous major projects will be completed or scheduled in 2023.

## **OLD BUSINESS:**

- **Reserve Study** – estimated time for completion will be mid-November. Board is hoping to wait to finalize budget until the reserve study is reviewed.
- **Storm drain:** Two quotes for storm drain repair have been received from two separate companies. Quotes ranged from \$450,000 to \$700,000. Board would like to see an additional quote or even have an engineer review the footage and reports to rank the areas in need of work first to the areas that can be budgeted for. This type of project may require a special assessment, but too early for board to make decision.
- **Budget meeting:** Board decided they would like to have a separate budget meeting from November BOD meeting. Board agreed to tentatively schedule for December 1 at 7pm.
- **Tree/Palm trimmings:** Palm trees were trimmed on property. Oak trees by pool were cut back per pool company's request. Any limbs in need of removal from Hurricane Ian were removed by 428 Park Lake Drive and by pond.
- **Zoom Portal training date:** Scheduled for Wednesday, November 2, 2022 at 7pm via Zoom. Portal training will be recorded and made available for those who are unable to attend.

## **NEW BUSINESS:**

- **Estimates received since last meeting:**  
Clarity Pools presented two proposals for approval as they continue to bring the pool back to its original glory.  
Board was notified via email/proposal that the ladder in the deep end is broken and in need of repair. Danny moved to approve the repair amount of \$387.54, Josh seconded. Unanimously approved.
- Pool pump motor is in need of replacement. It had been oversized when last replaced and now that other parts have been replaced and are working

correctly, the pump is not efficiently able to circulate the water. For a new pump motor and parts to bring the pump back to the correct size as originally approved by Florida DOH when pool was built, the cost is \$3,324.21. Danny moved to replace the pump, Michele seconded. Unanimously approved.

- **Lift station generator:**

Christina shared with the community how the sewage backed up into neighborhood during Hurricane Ian and ongoing concerns regarding the lift station, Veolia (company that manages Winter Springs water and sewage), and the City of Winter Springs. Christina spoke to Commissioner Kevin Cannon regarding concerns and he shared with her that the city is adding permanent generators each year to lift stations throughout the city and our community could be considered if residents were interested. Commissioner Cannon suggested putting together a petition or letter of interest to present to the county/City of Winter Springs. Christina talked about wanting to put together a petition and present it to the City of Winter Springs and attend the next commissioners meeting. Christina and Michele Marino asked if Danny would be able to help them look into the process or help write the petition. Danny agreed to look into the matter. Board will let community know next steps and keep everyone updated as this seems to be a major concern and disruptive to community when sewage backs up each hurricane.

**OPEN DISCUSSION:**

- Phil Karr questioned the board about the corner by his house being a safety concern and that over 10 years for it to be rectified is too long. He stated he was tired of boards knowing it's a problem and no one doing anything about it. Christina voiced concern as well being a Park Lake Drive resident and understood Phil's frustration. She stated that it was totally unacceptable the corner had been left unaddressed for so long and that her hope was that when roadwork was completed, the corner could be widened as it is unacceptable that firetrucks can't clear the back corner or deliveries can't be made to garages or apartments. Lara Mangiarelli who also lives on Park Lake Drive stated as well this was a major concern for her and she would like to see it corrected ASAP.
- Phil also noted the landscaper keeps blowing clippings into his yard and felt that the landscaper wasn't held to the same standards he was being held to. Top Notch was going to talk to the landscaper.
- Rebekah noted that trees are hanging over the sidewalks and asked if we can remind the community to make sure they are maintaining their trees. Top Notch will send an email to community reminding them of the clearance needed under trees by sidewalks and roadways.
- Michele asked if Top Notch has reviewed the HOA's insurance policy to see if there is coverage to help with sewer damage or any water damage to roads. Top Notch stated they would look into this.
- Greta asked if there has been any discussion of going to quarterly payment for HOA dues if there was going to be an increase in dues. Top Notch stated that this is something the board would need to decide, but that payments could be made ahead of time toward dues. Board will consider this based on if there is a significant dues increase after budget meeting in December. Greta also shared her gratitude for the board and the work they are doing.
- Christina acknowledged that the relationship with Top Notch had reached the 90 day mark. They are still working on working out the bugs and transitioning, but wanted to thank everyone – board, Top Notch, and residents for their

patience as it hasn't been the easiest, but the transition was still moving forward.

**NEXT BOARD MEETING:** November board meeting will be held on Tuesday, November 15, 2022 at 7:00pm via Zoom.

**ADJOURNMENT:** With no further business, a motion to adjourn the meeting was made at 8:58 pm by Christina Higley, seconded by Danny Kavanaugh.

Respectfully Submitted,

Lara Mangiarelli, Secretary