

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

Monday, February 20, 2023

Wedgewood Tennis Villas, 1401 Forest Hills Drive  
Winter Springs, FL 32708

Prior to calling the Avery Park Meeting to order, city and county officials: Bob Dallari, Seminole County District 1 Commissioner; Rob Elliott, Deputy Mayor & City Commissioner and Mayor Kevin McCann were invited to speak to homeowners concerning the proposed storage unit project on Tuscawilla Road across from Avery Park. They explained the process for rezoning and spoke to what actions homeowners needed to do to rally against this project. Some examples cited were to present to the Seminole County Commission factual reasons why this project does not fit with the community and would be detrimental to the safety, esthetics, and our property values of the Winter Springs community. Following this brief meeting, invited guests were dismissed, and the President Higley called the monthly Avery Park HOA meeting to order.

President Christina Higley called the meeting to order at 8:08 pm.

## **ATTENDANCE**

### **Directors:**

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

### **Top Notch:**

- Ashley Roghelia, Erin Pollock

### **Committee Chairs:**

Rebekah Dossett - ARB  
Bryn Higley – Pond  
Caroline Burchett – Welcome  
Ralph Waterhouse - Entry Gate  
JD Thoms - Landscaping

### **Community Members:**

Bruno Mangiarelli  
John & Maria Thomson  
Tony Dossett  
Roseanne Karr  
Bill & Mary Rinaldi  
Carla & Bill Prendergast  
Debbie Waterhouse  
Mark Erickson

Phil Karr via zoom  
Nancy O'Neal via zoom  
Chad Thomas via zoom  
Greta Olson via zoom

Sarah Fleming via zoom

## **FINANCIAL REPORT**

Josh Hogan presented the financial report from Top Notch for January 2023. Accepted as reported.

## **COMMITTEE REPORTS**

**ARB:** Nothing new to report.

**CLOCK:** Nothing new to report.

**GROUNDS:** Nothing new to report.

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

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

- Lights for the entrance signs closest to the pool are not working. Bulbs and casing are suspected to be the issue, power is still active. Bid for \$600 to replace all four casings and bulbs was presented by electrician as all the lights looked to be originals. Danny Kavanaugh made a motion to approve the \$600 to replace the four front lights. Michele Marino seconded. Unanimously passed.

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

- Shingles were found falling off the gazebo. Top Notch was working on getting a quote to fix the wood shingles on the gazebo roof as well as power wash and paint roof.

### **SOCIAL:**

Upcoming Events:

Chili Cook-off – Saturday, February 25<sup>th</sup>

Fishing Derby – Sunday, March 19<sup>th</sup>

Community Porch Sale – Saturday, March 26<sup>th</sup>

Easter Egg Hunt and Spring Celebration – Saturday, April 1<sup>st</sup>

### **NEWSLETTER:**

Michele Marino is working on putting together a Spring newsletter. Community is encouraged and always welcome to submit ideas for the newsletter.

**WELCOME:** Nothing new to report.

**WEBSITE:** Nothing new to report.

### **COVENANT COMPLIANCE:**

Top Notch sent 14 day final notices to 4 homes that have remained out of compliance and these homes will be sent to fining committee if not corrected in that time frame.

### **COMPLAINTS:**

No new community complaints.

## **OLD BUSINESS:**

- **Storm drain:** Due to high bids received from vendors for storm drain repairs Christina Higley was given the name of the vendor that the city of Winter Springs uses for storm drainpipe repair. The company Atlantic Pipe for all their repairs in the city. Top Notch shared the existing video footage and reports from when storm drains were flushed and inspected with the company. Atlantic Pipe returned a quote to repair the storm drains behind the even 400's for \$54,675.00. This is substantially lower than the other two quotes the board had received previously totaling anywhere from \$150-210k. Top Notch is in the process of getting a quote from Atlantic Pipe to complete repairs for the entire neighborhood based on existing video footage and reports from when drains were flushed. A decision would need to be made on how to fund the project.

Michele Marino proposed moving forward with a special assessment loan to start work ASAP as the back road behind 400s is a major safety concern and the repairs were first brought to the board's attention over a year ago. Michele suggested voting on taking the loan for the worst-case amount being there is no prepayment penalties to return whatever money is not needed. Board members after further conversation decided to hold on a vote for the loan and agreed to have a representative from the bank come to March's meeting to discuss loans for the project with hopes that final numbers for the project should be available by then from Atlantic Pipe and a vote can be considered at that time. Discussion was tabled until March meeting when final numbers will be discussed and loan specifics clearer.

## **NEW BUSINESS:**

- **Estimates received since last meeting:** No new estimates.
- **Lift station generator:** No new updates. Christina Higley stated she is still in touch with the City Commissioner for our district and City Manager. The plan is to have a portable generator for hurricane season made available to our community as stated at previous meetings.
- **Playground Replacement Options:**  
Christina Higley recapped how during the February 11<sup>th</sup> budget meeting, which was passed unanimously, it was budgeted for the playground to be replaced in 2023. This decision was made due to extensive rusting and pitting that is not fixable and posed safety hazards to little hands and feet. By replacing the playground in 2023, this reduced the projected dues increase needed to save adequately for playground replacement due to the reserves being under saved, while also giving the community a 15-year warranty on the equipment. Of the three vendors, one of the vendors stood out as having the superior warranty and fell within the budget passed for 2023.

Christina Higley made a motion to go with Creative Recreation Products to replace the playground for \$27,339.88.

Lara Mangiarelli seconded the motion to purchase the playground. The motion was carried with a majority vote of 3 in favor and 2 against.

- **Landscape Maintenance/Irrigation services:**  
Christina Higley recapped how it had been discussed in previous meetings as well as during budget meeting that landscaping maintenance was lacking. Numerous items on the contract were not being fulfilled on a regular basis and the landscaping did not reflect that of \$500-750k homes. Numerous dead bushes were observed on the property, weeds, etc. Other vendors presented proposals for maintenance that were significantly more expensive than Always Mowing and consensus was that just because someone is cheapest does not mean they are the best option. During the Budget Meeting on February 11<sup>th</sup>, after discussion, the landscape maintenance budget was increased from \$21,000 a year to \$30,000 a year. It was also discussed how replacement of bushes and garden bed removal could possibly be funded being there were many areas on the property in need of major improvement/replacement as many garden beds had been overtaken by weeds and many bushes were simply end of life 20 years later.

Two proposals for landscaping and irrigation services were shared with the board from Brightview and Earth Tones. Both came in right around \$30,000 per year. Irrigation contracts were also presented by both companies. Earth Tone's proposal came in \$600 less per year than Massey and would include more inspections and repairs included in the price than current contract with Massey.

After hearing numerous complaints from residents over the last 9 months, sharing deficiencies with the landscaper without significant improvements, management company needing to constantly request work be completed on contract, and evaluating options, Christina Higley made a motion to terminate the contract with Always Mowing and hire Earth Tones for the community maintenance and irrigation totaling \$2,625.00 per month.

Lara Mangiarelli seconded the motion. The motion was carried with a majority vote of 3 in favor and 2 against.

The new company Earth Tones would replace Massey for irrigation maintenance. Reducing the overall cost of the Massey contract.

Proposals were also reviewed by both landscape companies to replace dead bushes at front entrance as well as remove overgrown/unkempt garden beds around pool and sod. Michele Marino suggested allowing new landscaper to get started and re-evaluate these projects in 30 days. Board will revisit quotes at later date.

- **Nomination Committee:** Caroline Burchett and Greta Olson have agreed to be on the nomination committee this year. Request was made to those in attendance if anyone else was interested in being on committee. No other volunteers came forward.

**OPEN DISCUSSION:** None.

**NEXT BOARD MEETING:** March board meeting will be held on Monday, March 20, 2023, at 7:00pm at Wedgewood Tennis Villas.

**ADJOURNMENT:** With no further business, a motion to adjourn the meeting was made at 9:18pm pm by Danny Kavanaugh and seconded by Christina Higley.

Respectfully Submitted,

Lara Mangiarelli, Secretary