

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

Monday, May 15, 2023

Wedgewood Tennis Villas

1401 Forest Hills Dr., Winter Springs, FL 32708

Vice-President, Danny Kavanaugh called the meeting to order at 7:04 PM.

ATTENDANCE

Directors:

- Danny Kavanaugh, Michele Marino, Josh Hogan

Top Notch:

- Marilyn Vance, Erin Pollock

Committee Chairs:

- ARB: Bruno Mangiarelli/Heather Miller
- Clock: Ralph Waterhouse (not present)
- Fence/Gazebo/Playground: Josh Hogan
- Grounds: JD Thoms
- Newsletter: Michele Marino
- Pool: Mark Erickson
- Ponds: Garrett Chapman
- Social: Laura Mangiarelli/Christina Higley
- Website: Brad Carlson
- Welcome: Caroline Burchett

Homeowners:

Rebekah & Tony Dossett
Jean Versino
Katherine Hogan
Bev Brown
JD Thoms
Linda Timmons
Brad Carlson
Kristin Hogan
Bill & Mary Rinaldi
Garrett Chapman
Amy & Mark Erickson

Ed & Kari Maggard
Heather Miller
Kelly & Chad Thomas
Debra McCloskey
Lara & Bruno Mangiarelli
Scott Meister
Harvey & Peggy Freeman
Bryn & Christina Higley
Sean Richards & Sara Fleming
Phil Karr
Hakan Guvenc
Dawn Tinder

MEETING MINUTES

Motion made by Danny Kavanaugh to accept the May 1, 2023 meeting minutes as submitted, 2nd by Michele Marino, motion passed.

FINANCIAL REPORT

Financial report for April prepared by Top Notch presented by Josh Hogan, motion by Danny Kavanaugh to accept report as submitted, 2nd by Michele Marino, motion passed.

COMMITTEE REPORTS

ARB: Bruno Mangiarelli reported no outstanding requests

CLOCK: No report

GROUNDS: JD Thoms resigned as committee chair stating he is no longer active on the grounds committee

RETENTION POND:

- Garret Chapman reported pond cleanup complete with assistance from Chad Thomas.
- Tony Dorsett noted 2-4 bulbs are burned out on the fountain, Top Notch advised to call for replacement of bulbs.

ENTRY GATE: No report

POOL: Mark Erickson, advised of a pipe leak associated with pool Top notch received a quote from Clarity Pools for \$531.12 to repair. Motion by Danny Kavanaugh to accept quote to complete repairs, 2nd by Michele Marino, motion passed.

FENCE/GAZEBO/PLAYGROUND: No report

SOCIAL: No report.

NEWSLETTER: Michele Marino received one request to solicit volunteers for the grounds committee in the upcoming Summer Newsletter. No other requests from content received.

WELCOME: Caroline Burchett, nothing to report

WEBSITE: Brad Carlson, nothing to report

COVENANT COMPLIANCE: No review

OLD BUSINESS

Strom Drains Quote received from Atlantic Pipe for \$186,585. Representative was asked to attend meeting to answer questions, however they were not present. Further action on repairs pending final cost and extend of road work needed in conjunction with storm drain repair. Consideration needs to be given to timeline, priority of work, consideration of assessment, and/or loan to offset the costs currently not covered in the reserves.

Pool Furniture Quotes received for purchase of new tables for the pool. Awaiting quotes for removal of old tables to determine total costs.

NEW BUSINESS

- **Volunteer for ARB:** Two volunteers (Kelly Thomas and Margie Morris) stepped forward to fill one vacant position on the ARB. With one position open and Kelly Thomas present at the meeting a motion to accept Kelly Thomas to ARB was made by Michele Marino, 2nd by Josh Hogan, motion passed. Welcome Kelly.

- **Election Matters:** Phil Karr announced he submitted his bid to the nomination committee. Deadline for candidates to submit their bids is 5:00 pm, May 19, 2023.

OPEN DISCUSSION

- Lara Mangiarelli: Questioned Top Notch as to why she received multiple letters for late payment of HOA fees? She had documentation to support payment submitted thru "Bill Pay". Board suggested the discussion be taken off line.
- Debra McCloskey: Requested the names of the attorneys the board is considering to engage to resolve issues with ARB issues. Firms under review are: Becker (required \$250 retainer fee), Arias Bosinger (no retainer fee required), and Kaye Bender Rembaum (no retainer required).
- Heather Miller: Requested what is the general cost for engaging an attorney for resolution of matters such as the ARB approvals and compliance. Dannay Kavanagh stated it may be in the \$100-\$200 range depending on the amount of time needed to render a response.
- Michele Marino provided clarification to the community as to the process which should have been followed by the ARB to initiate changes to the architectural board planning criteria, (reference: Avery Park Declaration of Protective Covenants, Articles VI, Section 3, (a)).
- Phil Karr questioned the lack of notification on the upcoming Park Lake Block Party, previously approved by the board. Block Party planned for May 28th, notification on party and partial blocking of Park Lake Drive from 414-422 to be sent this week.
- Christina Higley commented on the lack of process and due diligence with management company resulting in the double booking for use of the pool by the Association for the End of School Party and a family in the community. To avoid this double booking in the future all Social Activities for the year planned by the social committee will be pre-plotted and pool reserved at the start of the year.
- Christina Higley solicited neighbor support to join in a possible litigation complaint against the board for not taking more immediate action on storm drain repairs.

NEXT BOARD MEETING June 19, 2023, 7:00pm, at the Wedgewood Tennis Villas.

Annual Meeting will be held on June 10, 2023, 10:00 am, at the Foundry Church, 1491 E. State Rd. 434, Winter Springs, FL.

ADJOURNMENT With no further business, a motion to adjourn the meeting was made at 7:50 pm by Michele Marino, seconded by Danny Kavanaugh.

Respectfully Submitted,

Michele Marino, Acting Secretary

**ACTION BY UNANIMOUS WRITTEN CONSENT OF THE BOARD
OF DIRECTORS OF AVERY PARK HOMEOWNERS' ASSOCIATION, INC.**

The undersigned, constituting all of the duly elected and/or appointed directors of the Avery Park Homeowners' Association, a Florida Not-For-Profit Corporation, hereby take the following action by unanimous written consent, in accordance with Section 617.0821, *Florida Statutes*, and Section 5.7 of the Association Bylaws:

The Directors have reviewed and considered the following matter:

1. Avery Park Board of Directors Meeting Minutes for May 15, 2023

After evaluation of the matter(s), the undersigned directors give their unanimous written consent to the adoption of the following action:

RESOLVED, that the Minutes of May 15, 2023, board of directors meeting are approved, true and correct copy of which is attached as Exhibit "A"

FURTHER RESOLVED, that the Officers of this Corporation are authorized and directed to take such action and to execute such documents as they may deem necessary and proper to carry out the purpose and intent of the foregoing action.

This Written Consent Action may be executed in counterparts and shall be effective for all purposes on the date of the last director's execution hereof.

Directors:

Name: Date:

Name: Date:

Name: Date:

Name: Date:

Name: Date:

Name: Date: