

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

11/20/2023

Wedgewood Tennis Villas  
1401 Forest Hills Dr., Winter Springs, FL 32708

President, JD Thoms called the meeting to order at 7:01 PM.

**ATTENDANCE**

**Directors:**

- JD. Thoms, Tony Dossett, Mark Erickson, Josh Hogan.

**Top Notch:**

- Ashley Roghelia, Erin Pollock
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**Committee Chairs:**

ARB: Bruno Mangiarelli/Heather Miller

- Clock: Ralph Waterhouse
- Fence/Gazebo/Playground: Josh Hogan
- Grounds: JD Thoms
- Newsletter: Ed Maggard
- Pool: Mark Erickson
- Ponds: Garrett Chapman
- Social: Caroline Burchett
- Website: Brad Carlson
- Welcome: Caroline Burchett

**Homeowners:**

- Bruno Mangiarelli
- Bryn Higley
- Harry & Linda Timmons
- Jean Versino
- Scott Meister
- Rebekah Dossett
- Harry Freeman
- Kari Maggard
- Caroline Burchett

**MEETING MINUTES**

Motion made by Tony Dossett to accept the October 16th meeting minutes as submitted, seconded by Mark Erickson, motion passed.

**FINANCIAL REPORT**

Financial report for October prepared by Top Notch presented by Mark Erickson, motion by Tony Dossett to accept report as submitted, seconded by JD Thoms, motion passed.

## **COMMITTEE REPORTS.**

**ARB:** Bruno reported that there is one pending application for painting and paver replacement that came through today that will be approved.

**CLOCK:** No Report from Ralp Water House. Mark Eckerson reported that the clock tower will be repainted next year and the association will need committee volunteers to discuss paint colors.

**GROUNDS:** No updates.

**RETENTION POND:** No updates.

**ENTRY GATE:** No updates

**POOL:** Mark Erickson reported that the dept indicators still need to be replaced. The light will be replaced next year. At the moment the temporary repair is still holding.

**FENCE/GAZEBO/PLAYGROUND:** No update

**SOCIAL:** There may be possible Christmas caroling in the month of December.

**NEWSLETTER:** No update

**WELCOME:** No update.

**WEBSITE:** No updates.

**COVENANT COMPLIANCE:** Ashley stated that the last drive was done on Halloween and the association looked good except for a couple address that have not come in compliance yet. Tony updated Ashley that the address with the pavers stacked outside have been removed.

## **OLD BUSINESS**

**Storm drain Repairs-Status-** The Board contacted Asby with Nu Pipe and the repairs are set to start next year in January/February. The association received approval from St Johns Rive Water Management District.

**Pressure Washing-** The Board discussed the 3 bids that Top Notch got to Pressure wash the association. All of the vendors received an RFP with the scope of work. Aqua blast has been the company the association has been using for the last 10 years. The board discussed the bid for Rajin Cajun that came in at the cheapest. Mark motioned to approve the bid for Rajin Cajun, Josh seconded, motion approved.

## **NEW BUSINESS**

- A. **Discussion and adoption of the 2024 Budget-** Mark discussed with the Homeowners present in person and on the zoom the 2024 Budget. Josh Hogan motioned to approve the 2024 Budget of \$550.28 quarterly. Tony seconded the motion, motion approved.
- B. **Final reallocation of current reserves funds for storm drain rehabilitation-** Mark discussed the line items that were moved around on the Budget for the pool and storm drain repairs. The line item for trees will be moved to irrigation repairs. Mark found that \$3,561.65 was never allocated and the money will be applied to Roads and walkways reserves. Mark motioned for the trees reserves to be moved to the irrigation reserves. Josh seconded. Motion approved. Mark motioned for the debits and credits to be applied to the storm drains. And moving \$4,000 interest accrual into the pool reserves. Tony seconded. Motion approved.
- C. **Wall inspection bid process-** JD discussed the 2 bids that were received to inspect the retaining walls in the association. Coast to Coast came in \$4,000 and UES came in \$1,500. Tony motioned to approve the bid for UES, Mark seconded. Motion approved.
- D. **Storm drain repair behind 400/402 to complete after rehabilitation is finished-** The Board would like the repairs done after the pipe repairs are done. Josh asked Top Notch to contact Jim Gumpel to inspect and provide the association with a bid.
- E. **Asphalt and seal coating proposals-** To be addressed after the storm drain repairs.

## **OPEN DISCUSSION**

Mark discussed the Inflation on certain items with the Homeowners present. He discussed the insurance increase and the outstanding claim that was made by a group of Homeowners against the Board of Directors that caused the increase by 38%. There is now a \$5,000 deductible on the Directors of officer's policy.

If everything goes good throughout the year the Board would like to have the beds up front redone.

A Homeowner asked about having the transformers repainted by Duke Energy.

Storage Unit- Currently no updates.

Generator Backup for the association- No updates.

**NEXT BOARD MEETING** The December meeting is to be determined and will be held at the pool.

**ADJOURNMENT** With no further business, a motion to adjourn the meeting was made by Tony Dossett made, at 8:30 pm. seconded by Mark Erickson, motion approved.

**Respectfully Submitted,**

**Erin Pollock with Top Notch  
Management.**