

# EVERY PARK HOMEOWNER'S ASSOCIATION BOARD OF DIRECTOR'S MEETING MINUTES

1/15/24

Zoom.us Meeting ID 862 3224 8887 Call in number 1 929 205 6099

President, JD Thoms called the meeting to order at 7:07 PM.

## **ATTENDANCE**

### **Directors:**

- JD. Thoms, Tony Dossett, Mark Erickson, Joshua Hogan, Michele Marino
  - Ashley Roghelia, Erin Pollock

### **Committee Chairs:**

- ARB: Bruno Mangiarelli
- Clock & Entry Gate: Ralph Waterhouse
- Grounds: Scott Meister
- Retention Pond: Garrett Chapman
- Pool: Mark Erickson
- Fence/Gazebo/Playground: Josh Hogan
- Social & Welcome: Caroline Burchett
- Newsletter: Ed Maggard
- Website: Brad Carlson
- Covenant Compliance

### **Homeowners:**

Caroline Burchett Bill Rinaldi Heather Miller Rebekah Dossett Andrew Wabbe. Brad Carlson Bryn & Christina Higley Ed Maggard Harry & Linda Timmons J. Fernando Ramirez Kristin Hogan Bruno & Lara Mangiarelli Lou Eyer mann	Nancy O' Neal Scott Meister Sean Richards Stephen Sang... Pam Thoms John & Kathleen Tracy Beverley & Gertrude Brown Bill Pendergast Bob & Connie Link David & Cheryl Winter Gary & Dolores Oroian Hakan Guvenc
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## **MEETING MINUTES**

Motion made by Tony Dossett to accept the November meeting minutes as submitted, seconded by Michele Marino motion passed.

## **FINANCIAL REPORT**

Financial report for December prepared by Top Notch presented by Mark Erickson, motion by Michele Marino to accept report as submitted, seconded by Tony Dossett, motion passed. Mark Erickson reviewed a December summary spreadsheet that covered the YTD financial numbers. Then he confirmed that all adjustments discussed in the previous budget meeting were completed as stated in the meeting.

## **COMMITTEE REPORTS**

**ARB:** Bruno Mangiarelli reported:

307 had paint application approved

306 had pavers approved

215 had solar panels approved

416 had gutter submitted but ARB did not reply, Bruno Mangiarelli asked the board to approve. He felt the communication back to him was insufficient. He was advised that the ARB board requested the board to vote. Joshua Hogan made a motion to approve the gutters. Michele Marino seconded; motion approved.

306 had landscaping approved

306 had paint application approved

### **CLOCK & Entry Gate:**

**GROUNDS:** Scott Meister said everything is fine. He requested the contract with the landscaper for his review. Ashley Roghelia is sending tomorrow.

**RETENTION POND:** Not present. It was noted he is cleaning all the time.

**POOL:** Some reservations are coming up that Mark Erickson will post on the sign. Tony Dossett replaced the second light at the gazebo at the cost of \$37.33. JD Thoms made a motion to reimburse Tony Dossett and Mark Erickson seconded.

**FENCE/GAZEBO/PLAYGROUND:** Joshua Hogan states fence section behind 104 needs to be locked in. He then read the conclusion section of the UES wall inspection report. It states the wall is in good condition; however, the trees growing on top need to be cut down leaving the roots intact. Removing the roots could cause damage to the wall. Mark Erickson said our landscaper has looked at it and he is looking to seek a bid from a professional tree remover as well.

**SOCIAL & WELCOME:** Caroline Burchett reported no new homeowner but, there may be new renters. She is looking to 2/11/24 for a chili cookoff at the pool. She requested confirmation that the email blast is going out to the community. Caroline Burchett proposed a new Facebook page that is for Avery Park events and social media. Ashly Roghelia said that the FB page would not be affiliated with the HOA board directly. Caroline Burchett requested to do a Easter Event. Michele Marino made a motion to approve the Feb, March, and April Events contingent that the cost is approved prior to the events. Joshua Hogan seconded; motion approved.

**NEWSLETTER:** Ed Maggard completed the Newsletter. Ashley Roghelia is sending the newsletter tomorrow. Ed Maggard reminded all about Dawn Tinder's event that is upcoming. Ashley Roghelia said she would reach out to Dawn Tinder tomorrow to get more information.

### **WELCOME:**

**WEBSITE:** Brad Carlson, nothing to report

**COVENANT COMPLIANCE:** Ashley Roghelia reported everything on a first warning friendly basis and no further action required tonight

## **OLD BUSINESS**

Storm Drain repairs-status: JD Thoms reported the project starts this Saturday. Mark Erickson said their supplies could arrive sooner. Requests have been sent to homeowners who live near the drains requesting NuPipe have access to their driveways. Mark Erickson asked the community to check their emails and respond whether they approve or not. Another email is going to be sent to week with more details. The surety bond is in place and ready to go to protect the community. JD Thoms made a motion to approve paying the surety bond and Michele Marino seconded it.

## **NEW BUSINESS**

- a. 416 Gutter ARB request: Voted and approved in the ARB section.
- b. ARB member status: JD Thoms stated an ARB member did not fulfill requests of the board. Tony Dossett made a motion to remove Bruno Mangiarelli from the ARB board. Mark Erickson seconded; motion approved.
- c. Zoom use for BOD meetings: Michele Marino made a motion to use zoom as a supplemental method and continue to do in person for primary. Mark Erickson seconded; motion approved.
- d. Pickle Ball-paint lines on court: Mark Erickson suggested we have pick ball line painted on the basketball court. Ashley Roghelia said she will get bids prior to the next meeting.
- e. 2024 Reserve spending plan: Mark Erickson reviewed the materials he shared in the prior budget meeting for those who could not hear last time.
- f. Proposals to complete drain repair behind 400: 3 bids were submitted. Joshua Hogan made a motion to approve the bid from Jim Goempel Footings. Michele Marino seconded; motion approved
- g. Resident complaint from New Years Eve: JD read a statement from the board: "The Avery Park HOA Board clearly does not condone the use of foul, inappropriate language in their interactions. The incident cited occurred between two community residents and was not an action on the part of a board member acting in an official capacity but only a resident to resident interaction. Community members even if they serve on the board may have dealings neighbor to neighbor in a non-official capacity. While it is unfortunate this incident occurred, one neighbor discussing disturbing the peace with another neighbor does not fall to the board for sanctions".

## **OPEN DISCUSSION**

Bryn Higley asked for clarification on the reserve study. Mark Erickson covered where the shortfalls are in the next 5 years. As stated in the budget meeting, a special assessment may be needed at that time.

Linda Timmons likes the pickle ball idea, but she wants to better understand the rules of how residents will share the court. She asked if the signs that had been previously ordered are in. Ashely Roghelia said some are on back order and some have come in. Those in will be installed soon.

Bruno Mangiarelli asked why he was removed from the ARB. JD Thoms said because he did not complete the work the board requested. Bruno Mangiarelli asked why the other members were not removed for not voting on the gutters. Heather Miller stated that it has been common practice for the board to approve requests that pertain directly to ARB members.

Lou Eyerman asked if a permit for the drain rehabilitation was pulled? Michele Marino stated she spoke with Winter Springs utility services Manager, Melanie Stallard, and asked if a permit was required. Mrs. Stallard stated that a permit was not required for these repairs in a gated community. Lou Eyermann asked Top Notch if they received his email to which they said yes. He then said because he did not get a reply there would be a federal case.

Bruno Mangiarelli again asked why he was removed. Tony Dossett stated because he had refused to do the work, he said he would complete. Mark Erickson stated that Bruno Mangiarelli emailed that he would sign his letter of refusal and then Bruno Mangiarelli opted not to do what he said he would.

Linda Timmons asked if she can see the settlement amount. Mark Erickson showed the amount and where it was paid from.

Mark Erickson then posted the document from the St John Water Management that stated no permits are required for the storm drains project.

Christina Higley asked if we follow Roberts rules during our meeting. She stated she does not appreciate Top Notch speaking over residents during their three minutes.

Mark Erickson stated there has been community members stating "all hell is going to break loose" at the board meeting tonight. That was seen as a threat and to keep everyone safe, it was held zoom only.

**NEXT BOARD MEETING** 2/19/24, 7:00pm, at Wedgewood Tennis Villas. And zoom.

**ADJOURNMENT** With no further business, a motion to adjourn the meeting was made at 8:58pm by Mark Erickson, seconded by Michele Marino

Respectfully Submitted,

Josh Hogan, Secretary