

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

2/19/24

Wedgewood Tennis Villas 1401 Forest Hills Dr, Winter Springs, FL 32708  
Zoom.us Meeting ID 862 3224 8887 Call in number 1 929 205 6099

President, JD Thoms called the meeting to order at 7:14 PM.

## **ATTENDANCE**

### **Directors:**

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

### **Committee Chairs:**

- ARB: Kelly Thomas
- 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:**

Harry & Linda Timmons	Nancy O' Neal
Dawn Tinder	Steven Sanger
Brad Carlson	Bruno & Lara Mangiarelli
John Thomson	Bryn & Christina Higley
Maria Sandison	Gary Mangiarelli 304
Pam Thoms	Lou Eyermann
Rebekah Dossett	Robert & Concetta Link
Kelly Thomas	John & Kathleen Tracy
Gary Oroian	Cheryl Winter
Beverley & Gertrude Brown	
Caroline Burchett	
Garrett Chapman	
Harvey Freeman	

## **MEETING MINUTES**

Motion made by Tony Dossett to accept the January meeting minutes as submitted, seconded by JD Thoms and all in favor, motion passed.

## **FINANCIAL REPORT**

Financial report for the period ending January 31<sup>st</sup> 2024 prepared by Top Notch presented by Mark Erickson. A motion was made by Joshua Hogan to accept the report as submitted, seconded by Tony Dossett, motion passed unanimously.

## **COMMITTEE REPORTS**

**ARB:** Kelly Thomas stated the ARB committee met on 2/3/24. They determined that they would meet on a monthly basis prior to the board meeting.

6 total approved since end of January

1 sent to the board as it is from an ARB committee.

1 delayed for different edging.

Gary Oroian has joined the ARB Committee

**CLOCK & Entry Gate:** Not present.

**GROUNDS:** Not present. Scott Meister told JD Thoms prior to the meeting, no new updates.

**RETENTION POND:** Garrett Chapman said everything is good.

**POOL:** Nothing to report

**FENCE/GAZEBO/PLAYGROUND:** Joshua Hogan stated the fence is still in need of repair and submitted photos. TN has 1 quote and is working on 2 more. Mark Erickson said it was 2/4 when the fence was damaged. Tony Dossett said he will check the cameras on that date.

**Gazebo:** The gazebo is being reserved on 3/17/24 6pm-7pm

**SOCIAL & WELCOME:** Nothing on welcome

Caroline Burchett said the Chili cook off was good. She spent \$39.88 out of her pocket.

March 30<sup>th</sup> is the next event.

**NEWSLETTER:** Not present

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

**COVENANT COMPLIANCE:**

## **OLD BUSINESS**

### Storm Drain repair update:

Mark Erickson said NuPipe is on the last step of their project. This is flushing the drains out and running cameras to see the work is completed to spec. He recommended authorizing up to 105K to allow payment in case the project is completed prior to the next meeting. Tony Dossett Made a motion to pay up to the 105K to NuPipe, contingent the work is completed and verified. JD Thoms seconded; motion passed unanimously. NuPipe will check all driveways used are in the same condition as prior to their project.

Zoom:

It will continue to be available going forward.

Pickball:

TN is waiting for vendors to respond.

2024 Reserve Spending:

Mark Erickson stated projects budgeted for 2024 will remain in old business until completed, i.e. streets, alley, sidewalks, cabanas, etc.

Jim Gompel is the vendor who completed the repair behind the 400's. He recommended a company to sealcoat. Top Notch is reaching out to them for a quote.

Mark Erickson stated the cabana, clocktower, and monument signs are going to be repainted. It was budgeted \$5,200 and he is hoping to come under. TN has bids from 2023 that they are going to get updated for this year.

Jim Gompel completed his scope of work behind the 400's on time. Tony Dossett made a motion to approve a payment to him for the original quote of \$2,850, Joshua Hogan seconded, motion passed unanimously.

**NEW BUSINESS**

Retaining wall:

JD Thoms reminded the community of the engineer study completed on the wall. It included recommendations to remove plants/trees from the wall. We currently have 1 bid and are seeking 2 more.

April Board of Directors Election Process:

Ashley Roghelia said there will be 2 seats opening on the board. Joshua Hogan and Michele Marino's terms are ending, neither will be seeking re-election. Ashley Rogelia said the main room at Wedgewood is booked for this meeting on April 13<sup>th</sup> at 10am. Residents seeking election will need to submit their ballots 13 days prior.

Ashley Roghelia said there will need to be an election committee formed. She is working on the notices to be sent out.

Delinquent issue:

Mark Erickson said a handful of people missed their payment last month. There is one homeowner who has not paid in over a year. Ashley Roghelia sent another letter on 2/12/24. Tony Dossett has volunteered to speak to them directly for a possible solution.

ARB member requests for board for approval:

None of the board had received the request. It is now moved to old business. Ashley Roghelia is reaching out to the member to acquire the request and submit it to the board for approval.

## **OPEN DISCUSSION**

Linda Timmons asked if the ARB checks for root system for trees approved. Kelly Thomas said the ARB will look at it. Linda Timmons also mentioned there is a drain the neighbors share that should be factored. She then said the TN portal is missing the minutes from the last few months. Ashley Roghelia thought they were there but, after checking, agreed they were not. Ashley Roghelia then added them to the portal to correct immediately. Linda Timmons asked for an update on the fence caps and stated they have been missing for several months. JD Thoms acknowledged it will get done and said the primary focus had been on completing the drain project.

Dawn Tinder said thank you to the community for participating in the dump and doughnuts event.

Harvey Freeman asked if the motion made to pay NuPipe was contingent upon their completion of the work. Tony Dossett answered yes, it is.

Harry Timmons stated if any change orders are done, NuPipe should submit them immediately.

Linda Timmons asked if there can be dumping in the back area. JD Thoms said there should not be dumping on that private property.

Bruno Mangiarelli asked if the meetings follow Robert's Rules as it is in our covenants. He stated that since it was approved for a higher amount than the proposal, that could result in a change order.

Christina Higley mentioned the previous month's minutes were not there as well. She wanted to know if they mentioned board members not taking a vote in previous months. Tony Dossett asked what she was referring to. Christina Higley answered that Tony Dossett did not take a vote regarding the power washing. Tony Dossett stated he did. There was then back and forth between the two as to what happened.

Lou Eyerman asked why it took 15 min to get the zoom up. Ashley Roghelia said she was taking roll call. Going forward, it was asked that the community enter their names on their zoom accounts to expedite the process.

Lou Eyerman stated he made a formal complaint to the state about zoom accommodations that can go on for several months. He then said he would have liked to have had a discussion after motions are made. He asked if any permits were pulled regarding the drain project. Tony Dossett told him no. Lou Eyerman said he is concerned about a sink hole. He suggested the board go to the city for the original infrastructure plans.

Christina Higley stated numerous homeowners are not receiving responses to certified letters or emails. Ashley Roghelia answered by saying they are. Both went back and forth as to whether they were or not. Ashley Roghelia was going to check her emails to make sure.

Lara Mangiarelli asked those who are not speaking on zoom to mute themselves. Joshua Hogan also made the same request.

**NEXT BOARD MEETING** 3/18/24, 7:00pm, at Wedgewood Tennis Villas. And zoom.

**ADJOURMENT** With no further business, a motion to adjourn the meeting was made at 8:13pm by Tony Dossett and seconded by Joshua Hogan, motion passed.

Respectfully Submitted,

Josh Hogan, Secretary