

The Ashley Downs Homeowners Association Inc

Minutes of the Board of Directors Meeting

Held at 905 East Martin Luther King, Jr. Drive Suite 460, Tarpon Springs, FL

On June 28, 2017 @6:00 PM

Present: Felipe Carneiro, President
Dawn Davide-Giambalvo, 1st Vice President
Richard Lyon, Treasurer
Kevin Laine, Secretary
Terri Whetzel, Innovative Community Management Solutions

Absent:

Rene Jones, 2nd Vice President

Call to Order

Terry Whetzel called the meeting to order at 6:00 PM.

Quorum

4 of the 5 members were present, therefore we had a quorum to start the meeting. Rene Jones was absent as she is on vacation.

Confirmation of Proper Meeting Notice

Terri Whetzel stated that proper meeting notice was done as the sign was placed by the mailboxes.

Reading of the Minutes

We will wave the reading and approval for the May 2nd meeting until next meeting.

Treasurer's Report

Rich Lyon read the treasurers report. Our reserves and operating expenses are good with over \$415,000 in reserves and \$63,000 in operating expenses.

Delinquency Update:

Most all under control.

A motion was made by Dawn Davide-Giambalvo, seconded by Rich Lyon to accept the treasure report. Motion passed all voting Yes.

Unfinished Business:

Deck Pavers:

The broken pavers that were broken have been replaced. We have plenty of extra pavers in the locked storage area in case they need to be replaced in the future.

Rest Room Renovations:

We are waiting until the end of the summer to get quotes for repairs to the rest room.

New Business:

Street Parking:

Terri Whetzel worked with the attorney and determined that we have a conflict in the bylaws in that one document stated that we can't park in the street at all and another states there is no street parking overnight. We can pick the more aggressive of the two.

A motion was made by Dawn Davide-Giambalvo, seconded by Rich Lyon go with the more aggressive of the two. Motion passed all voting Yes.

Terri Whetzel will order a No Street Parking Sign and will get with Bradford's Towing to get a sign put up that states we can tow. Terri Whetzel will order tickets that we all can place, picture and document and we will institute a 3 strike rule before towing. Terri Whetzel will send out a nice note in the next water bill that states we are trying to keep the community looking nice and not to park in the street and for safety, not to park on the apron of the driveway. Hopefully the street signs will deter anyone from parking in the streets before we have to tow anyone.

A motion was made by Dawn Davide-Giambalvo, seconded by Rich Lyon order the new signs and tickets. Motion passed all voting Yes.

Grounds Maintenance:

Terry Whetzel will get estimates for tree trimming and sod replacements for the units that need them done and will report back to us at the next meeting.

Pool pump:

We emailed each other as this was something that needed to be repaired. The cost was \$1,722.53. We approved Rich and Dawn.

A motion was made by Dawn Davide-Giambalvo, seconded by Richard Lyon to approve the replacement of the pool pump. Motion passed all voting Yes.

Drainage around pool:

There is a large amount of water that is pooling up in the gated area North of the storage room in the pool area. Richard Lyon and Kevin Laine cleaned this area last year and the piping that allows for drainage is probably blocked. Felipe Carneiro stated that he will walk over and check out the area tomorrow and will report back to the board.

Roofing:

Terri Whetzel obtained an estimate for replacing all of the roofs and it came back at \$450,000.00. This does not account for rotten wood or flashings that may possibly need to be replaced. The roofing company stated to account for 10% extra in case they need to replace rotten wood. The cost of the roof replacements is from one of the best roofing companies in Pinellas County. Terri Whetzel stated she will get competitive bids late this year as we will need to do the roofs for the older units as they are 20 years old. Notices will need to go out to homeowners before that have sky lights as unit owners are responsible to replace these themselves.

Terri Whetzel is suggesting we look into getting a consultant that can help with the roofing project. However, if we go with a good roofing company like Acoma, we can possibly disregard the consultant.

Architectural Improvement:

3411 had their windows replaced already. This is in the notes for documentation.

A motion was made by Felipe Carneiro, seconded by Richard Lyon to accept the window replacement.

Estoppel Law:

In order for us to do the certification of the title company by law, effective July 1st if someone sells a unit, all of the financials of the association stating that the fees have been paid, including water, sewer, etc. have been paid. The seller is typically responsible for paying the estoppel.

A motion was made by Felipe Carneiro, seconded by Richard Lyon to adopt the resolution.

Owner Forum:

3452 Primrose:

The grass isn't getting water b the tree. Terri Whetzel stated that she will have the sprinklers looked at to see if an additional one needs to be added higher up in the driveway.

3450 Primrose:

The tree at 3450 needs to be trimmed. It's hitting the roof.

Meeting Adjourned @ 7:48 PM.

Respectfully Submitted
Kevin Laine, Secretary