

The Ashley Downs Homeowners Association Inc.

Minutes of the Board of Directors Meeting Held at Ashley Downs Pool, Palm Harbor FL 34683 On October 23, 2017 @6:30 PM

Present: Felipe Carneiro, President
Richard Lyon, Treasurer
Kevin Laine, Secretary
Walt Sieg, Bay Management, Inc.

Absent:
Rene Jones, 2nd Vice President
Dawn Davide-Giambalvo, 1st Vice President

Call Meeting to Order

Walt Sieg called the meeting to order at 6:37 PM.

Proof of Meeting Notice

Felipe Carneiro stated that proper meeting notice was done as the sign was placed by the mailboxes greater than two days before the meeting.

Quorum

3 of the board members were present, therefore we had a quorum to start the meeting.

Introduce Walt Sieg, Association Mgr., Bay Management

Walt Sieg, Community Association Manager from Bay Management, Inc.

2445 Tampa Road, Suite B

Palm Harbor, FL 34683

walt@bay007.com

Office: 727-733-7800

Cell: 727-410-6032

Fax: 727=733-3838

Walt stated he sent out a mailer introducing himself and the Community Association Management Company.

Building and Grounds

- A. Storm Damage:
 - a. A walk around the association was done last week with Walt. Notes were taken of everything that needs to be done. A couple of gutters were damaged during the storm; these will need to be replaced.
- B. Roof project discussion:

Walt is going to get multiple proposals for roofs. These are included below.

 - a. Arrys Roofing
 - b. Done Right Roofing
 - c. Ferrel's Roofing
 - d. The Roofing Company

8 Buildings need roofing done as they were built in 1997 – 1999. There is age left on the other units and we will hold off until they are needed. 3 of the older buildings were damaged during the storm that will also need to be fixed.

Where gutters are anchored, when the roof is replaced, they may need to be replaced. This will be determined when the roofs are replaced. If the gutters are replaced, pricing will be evaluated to include holes that cover the gutters. This is recommended vs. screens as they get covered and clogged easily.

- C. Tree trimming:
 - a. Trees need to be trimmed as so they are not rubbing up against the buildings. No trees will be removed unless the arborist says so. Priority will be done to trees that could cause damage to units.

Old Business

The meeting minutes for May 2nd were never completed and sent to the board. These meeting minutes were taken and delivered to the board by Richard Lyon. A motion was made by Richard Lyon, seconded by Rene Jones accept these meeting minutes and wave the reading of them. Motion passed all voting Yes.

A motion was made by Richard Lyon to wave reading the meeting minutes for September 7th, 2017 in which we voted to replace our current management company and hire Bay Management, Inc. as our new management company starting October 1, 2017. This was seconded by Rene Jones. Motion passed all voting Yes.

New Business

Old Meeting Minutes:

Walt Sieg asked Secretary Kevin Laine to send a few of the old meeting minutes to him so he could have them if asked from residents. Kevin Laine stated that he will send a few of them to Walt.

Bathrooms:

When Walt Sieg walked the community, it was noted that painting and replacement of some hardware needs to be done in the bathrooms. Walt stated he will call a plumber to have everything looked at and obtain quotes. Walt also stated he will look into getting mirrors that are break resistant.

Hot Tub:

It was reported that the hot tub isn't hot. Walt Sieg stated he will have this looked at.

Old walkway behind Gazebo:

Now that the door for the Gazebo was removed, we will at some time in the future look into removing the sidewalk that goes up to it.

Financials:

Our reserves are \$441,000.00. Operating is \$52,500.00. Income for the month was \$3,300 because of the storm. Year to date, we are up \$3,000.00. Delinquency report: As of October, we are short \$1200.00 and that's only 2 residents that are over 91 days outstanding.

Owner Comments

Spencer Smith from 3473 Fox Hunt Dr. reported that their roof over hand is possibly leaking. Walt Sieg stated he will have this looked at.

3424 Primrose reported that there is a tree down in the preserve. Walt Sieg stated that if the tree isn't causing any issues, by Florida statutes, we are to leave the tree to naturally decompose there.

Many residents reported that the gutters need to be inspected. Walt Sieg stated that this will be looked at.

Spencer Smith from 3473 Fox Hunt Dr. reported that he didn't get the Welcome Packet from Walt Sieg. Walt stated he will have another sent out.

3420 Primrose reported that a large branch is on the side of the unit. Walt Sieg stated he will have this looked at.

3473 & 3475 Fox Hunt Dr. have shrubs that need to be trimmed and that the tree in the front has a lot of Spanish Moss. Walt Sieg stated that this will be looked at.

3475 Fox Hunt Dr. asked who is responsible for cracks in the driveway. It was stated that residents are responsible for their own driveways. However, the board does do pressure washing.

Side Gates:

Residents asked if the side gates could be locked. Richard Lyon stated that he suggested to the old management company to use the same keys for the pool for the side gates. This will be discussed at the next board meeting.

Meeting Adjourned @ 7:33 PM.

Respectfully Submitted
Kevin Laine, Secretary