

Forest Park 1 BOD Meeting September 19, 2019

- Meeting was called to order by Asha, HOA president, at 6:04 p.m.
- A Quorum was present. In attendance were Asha, Martin, Jerry and Sheri. Don was absent (out of town). Also in attendance, property manager Ashley Moore. There were eight property owners present.
- Martin made a motion to waive the reading of the minutes from the June meeting, this motion was seconded by Asha.
- Martin made a motion to approve the meeting minutes from June, this motion was seconded by Jerry.
- **TREASURER REPORT:** Jerry reported we are less than 2% over budget due to some unexpected repairs. Forest Park 1 expects to be on target for the 2019 budget and net income by end of year. Forest Park Community is approximately 4% under budget year-to-date.
- **PROPERTY MANAGER'S REPORT:** There is currently only one delinquency, and that delinquency is less than 30 days. The maintenance list completed items: ID numbers added to the clubhouse. Men's bathroom sink replaced. Interior door in the clubhouse was replaced. Signage at front entrance was cleaned. Storage door frame was repaired. Irrigation repairs have been made as they were reported. Electrical concerns with irrigation and live wires were corrected. Wind mitigation for all buildings are available on the website (this may help unit owners get a reduction in their insurance cost). Ashley to have the main entrance sign updated to reflect the beginning of address numbers starting with the clubhouse number 2113. Ashley stated she was unable to find the loose car stop to repair so that will need to be identified again for her to schedule the repair. Open items on the repair list: repair springs on pool gate. Still need unit 607 soffit roof repair. Ashley is still looking into missing flashing vendor. Small community signs need

replaced. Ashley will obtain pool heater bids. Landscape beautification is still on hold. There is a roof leak number 2129 that needs repaired and should be under warranty. Joe reported that mailbox at 2150 is leaking and needs replaced. Ashley to obtain estimates for mailbox and installation. The entrance exit area to the clubhouse will be modified as a sort of ramp to eliminate the drop-off from the current step. Ashley is still obtaining estimates on the pond outflow box. A CES estimate was received by Ashley. Sheri advised that CES had called her to let her know they did recommend just a repair and not a replacement and Ashley confirmed that CES conveyed that to her also. It is noted that a repair is not needed until the water drains back out of the pond.

- **NEW BUSINESS:** The renewal of our janitorial contract was approved, motion made by Sheri to approve and seconded by Martin. Pressure wash of Forest Park 1 sidewalks etc. by H2O was approved, motion made by Asha and seconded by Martin. Martin requested that when the power washing is scheduled to begin a notice be posted so homeowners are aware when their area will be cleaned. The proposal by H2O is to be updated to reflect inclusion of the back wall in our community. After the power washing is completed, if everyone agrees it is acceptable, Sheri requested that we get on a regular maintenance schedule with H2O to avoid power washing delays in the future. The rail painting estimates were reviewed; the Board agreed that a decision would be made via a conference call meeting in the next 30 days. In the meantime, Ashley will clarify the method of application of the paint. A motion was made by Jerry to accept the T Mickey McGee Electric company for the electrical panel replacement, this motion was seconded by Asha. Ashley to obtain an update to the Proposal / estimate from T Mickey McGee electric to include building 2170. Jerry made a motion to have the pool timer replaced, this motion was seconded by Martin. Asha made a motion to approve gutter cleaning by AJ's, Martin seconded the motion. We need an updated proposal / estimate from AJ's to reflect eight buildings. There was discussion on rental units within our community. Per article 20.01 adopted and amended/filed date April 3, 2006, we can only have 8

rentals in our community. Ashley provided a list of known current rental units, we are slightly over our maximum tolerance. It is noted 1 unit's lease expires the end of December - at that time we will have 10 rentals in our community. No more units are eligible to be rental properties at this time. Ashley to investigate and advise if any of the units are grandfathered. Ashley is still obtaining bids for asphalt sealing. Asha would like to see owner open access to the clubhouse. Ashley will obtain an estimate to have a keypad installed. The thought is, each unit owner will get their own passcode to enter the clubhouse. Pam asked if there was some way to get specs for owners to help when replacing owner windows and doors to use as a guideline. Ashley will get some information added to the website. Sheri asked Ashley to post meeting minutes online going forward (and add June minutes if possible). It was noted that Ameritech auto renewal is March 1st 2020. According to our contract, if we choose not to renew the contract we would have to notify Ameritech 90 days prior to our renewal date. Asha to discuss with Ameritech to see if we have to keep our contract at 3 year increments. The board and property owners in attendance expressed appreciation to Ashley for her efficient, professional attention to our property needs.

- **COMMENTS FROM OWNERS:** There was an inquiry when would tree trimming be completed. Ashley said the palms are scheduled for November.
- **There will be a budget workshop meeting September 25th at 6 pm at Ameritech Clearwater office for the Board.**
- The next BOD meeting is scheduled for December 18th 2019 at 6 p.m.
- Jerry made a motion to adjourn at 8:04 p.m., Martin seconded this motion.

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