

## Forest Park 1 Board of Directors meeting October 19<sup>th</sup> 2020

Meeting was called to order at 6:12 p.m. by Forest Park 1 Community president, Asha.

In attendance: Jerry/treasurer, Sheri/secretary, Chris Ameritech property manager

And FaceTime remote attendance: Don/Board of director and Martin/VP

There were two property owners in attendance

Sheri made a motion to waive reading of the June meeting minutes, the motion was seconded by Jerry and all approved. It is noted that January meeting minutes need to be put out on the community website.

Manager's report:

One unit is more than 90 days in arrears on association fees, the board agrees for this to be assigned to an attorney for collection/ resolution.

Chris will schedule a date for power washing of the FP1 balconies and community pool area, sidewalks and west side of community entrance of Evans Road sidewalk after November.

Chris will get a second estimate to repair the pool gate so that it is self closing and to block anyone from gaining access to opening the gate without a key.

Unit owner in building 2130 has agreed to execute documentation confirming her intent to have the visiting dogs gone within a specified time. (About two weeks at the time of our meeting)

Scott Stevenson, plumber, was on the property last week and fixed three small leaks all around 100 building. During this time water needed to be shut down for about an hour for the entire community. Scott also repaired some small restroom leaks in the clubhouse. Chris will arrange for Scott to return and address the open pipe behind the clubhouse that has water flowing through it from somewhere. We don't know where the water is coming from.

The irrigation system was inspected last week and a leak was discovered under the stairwell for the 1100 building that needed to be repaired. Once this was repaired it automatically fixed water pressure issues. A sign will be placed on the community board to identify every building irrigation zone times so owners can monitor their area and advise Ameritech if they don't have irrigation.

Chris will schedule quarterly gutter cleaning.

Community tree trimming will be around Thanksgiving. A detailed map of what the initial estimate was based on was provided. The board is going to dedicate around \$8,000 to this project so there were a few modifications to the tree trimming map to reduce the vendors cost to the community.

New business:

The board voted to adopt within Forest Park One: 718 owner fine. Martin made a motion to adopt this into our community rules, Jerry second the motion and all approved.

Martin volunteered to be on the fine committee as a board member, homeowner Kevin volunteered to be on this committee and we need one other homeowner. Sheri will check with a neighbor to see if there is any interest in being on this committee. 718 requires one board member and two homeowners to be on the fine committee.

The board members agreed to put off decisions on the repair of the clubhouse and discuss at the annual Homeowners meeting in December. It would be helpful if board members could come up with some solutions to present at that time.

It was suggested to install some type of waterproof paneling in the pump room area to contain any future water problems in that area. Chris will work on solutions for the pump room.

It was verified with the city of Dunedin that due to the pandemic trash businesses are not sending anything to recycling. To this point, Jerry made a motion to stop recycling with Republic, Sheri seconded the motion and all approved. Chris will contact Republic to terminate our account and have the recycle dumpsters removed. The trash areas will be monitored to see if an additional garbage dumpster needs to be added to the community.

Jerry is continuing his efforts finalizing the 2021 annual budget. He advised it this time there is no increase and monthly HOA fees anticipated

Regarding Forest Park 1 service animal protocol. It was decided in our annual mail-out for the budget and annual owners meeting to also include the Florida Statute and our community requirements accordingly.

The annual owners meeting is scheduled for December 8<sup>th</sup> at 6 p.m. Chris will schedule a zoom meeting for board members. Will owners be eligible to attend the zoom meeting? Might need to consider including this in the annual mail out as there are owners restricted from traveling due to the pandemic that may want to attend via zoom.

Kevin advised that he has identified the recent pond repair needs to be checked. Also we need the pond doctor report and need Chris to request they clear the West pond drain.

Asha requested that the motion sensor at the pool be adjusted, it's too sensitive and seems to be coming on quite easily which makes it difficult to identify if there's a problem at the pool.

Asha would like to be provided with a list of acceptable perennial plants that she can put in front of her condo to self-improve her landscaping.

Asha made a suggestion to develop a community garden in the southeast grass area of the community. Kevin will start up the committee and report back to the board.

It was requested that Chris begin to provide a monthly violation report to the board members.

Motion was made by Sheri to adjourn the meeting at 8:25 p.m. Martin seconded the motion.

