

On Sunday, April 25, 2021, 04:17:53 AM EDT, Air Clean <aircleantech@live.com> wrote:

Darryl, Cindy, and Tony

Attached are 6 pdfs that I am proposing to have uploaded to the website. The voting instructions would need to be sent to all owners via email. Please review them and check them over for any errors you may see or wish to discuss. I know our meeting is not until 5/3/21 but the spectrum contract must have an answer by 5/16/21. And I would like to give plenty of time for the owners to review the proposal and notes. I would also like to give myself extra time to work out any bugs in the voting system and owner website usage since it will be a new method for all owners. I would like to have these finalized and owner access granted to them once we have all cast our vote by 4/28/21. This would give us time to start the process, be able to meet the spectrum deadline, and discuss its efficiency at the next board meeting. Hope all is well with each of you. Have a peaceful day.

Ross

From: cindy mitchell <rox32951@yahoo.com>

Sent: Sunday, April 25, 2021 1:57 PM

To: [Aircleantech@live.com](mailto:aircleantech@live.com) <Aircleantech@live.com>; tony.spagnolia@gmail.com <tony.spagnolia@gmail.com>

Cc: Darryl Robbins <fastshorty555@yahoo.com>

Subject: Re: 6 Pdfs attached Voting, Spectrum, and Trash

Hi all,

It seems to me that there is no "vote" whatsoever involved in the garbage dilemma- only to opt in or out of the garbage clean up and drag to the street duty.

I think the option of individual garbage cans for each unit kept in each units garage area should be an option on the vote and there is no reason for it not to be to see how how all unit owners feel about it.

I personally don't think its right that one person/one unit should be responsible for everyone's garbage, even if it is for one month only. What is the recourse if someone assigned for the month doesn't complete the task or does a crappy job? That should also be addressed up front. How will who gets what month be selected?

Rotating garbage detail duty was voted a big NO at the 2019 annual meeting.

The Spectrum document is not clear to me unless the new contract does not need to be all units included. Not sure if voting to keep current contract until April 2023 (2 years from now) and renegotiate prior to that contract end date, why the person voting for that would have to pay \$75.00/month out of their pocket until April 2023 when it is a bill currently paid by the HOA.

It makes it sound like a punishment to select that option or that unit owners are being strong armed to resign.

Also the garbage attachment to the far right has a typo. It should be "spray" and not "spay".

Just my thoughts.

Cindy

Cindy,

Thank you for your feedback.

1. At the current time only 3-4 people are taking care of trash duties for all 12 units and that also is not fair.
2. If someone misses thier turn during thier designated month and does not get someone to cover it in advance, then they will be charged the \$60.00 yearly fee for that year since they did not complete their month.
3. If they are doing a crappy job. I or another board member will personally let them know and show them what is expected to complete the job correctly.
4. Thank You for the typo correction. I will update it asap and before anything is posted or forwarded to the owners.
5. Months will be chosen first according to our elderly or disabled since they will have volunteers taking care of thier trash duty. And since these owners are volunteering for extra trash duties, they will be allowed to choose thier designated month first. Then we will gather everyone's request for a designated month and see if there is any conflict. If there is not, great. If there is conflict, we will settle it with yearly alternations, or another way purposed by the board.
6. If you would like a 3rd option to be added to the Ballot. Please draft it and send it to all board members so that it may be reviewed and or refined before we apply it to the ballot.

Thanks again Cindy for your feedback

Ross

On Sunday, April 25, 2021, 03:35:38 PM EDT, Air Clean <aircleantech@live.com> wrote:

Cindy,

The Spectrum document is not clear to me unless the new contract does not need to be all units included. Not sure if voting to keep current contract until April 2023 (2 years from now) and renegotiate prior to that contract end date, why the person voting for that would have to pay \$75.00/month out of their pocket until April 2023 when it is a bill currently paid by the HOA.

It makes it sound like a punishment to select that option or that unit owners are being strong armed to resign.

Spectrum Ballot

Vote Option #1 clearly states that you agree to pay an additional year once the cable is off and the contract is ended in order to fill a year of HOA reserves. This is a compromise because. If everyone voted to NOT sign a new contract then the HOA would no longer be charged by Spectrum so in theory, we would not be charging the portion of the spectrum bill to our owners any longer. But technically this is a service that been brought in by previous boards and would not require the board to lower the already in place HOA dues. So technically the cable contract could run out, but the dues would remain the same until that issue was brought up and voted on with reserves in mind. So I have proposed the one year of not lowering the current HOA due to help fill reserves if this option is chosen. Eventually reserves will become an issue with all the upcoming maintenance I foresee over the next 5-10 years, so I am proposing ways to alleviate this as early as possible. I am sorry you feel like this is a punishment if one were to choose this option, but I assure you it is not and will always serve the owners best interest whether it be immediately, overtime, in the long run, and most definitely in the event of a catastrophe.

Ross

From: cindy mitchell <rox32951@yahoo.com>
Sent: Sunday, April 25, 2021 2:41 PM
To: Air Clean <aircleantech@live.com>
Cc: fastshorty555@yahoo.com <fastshorty555@yahoo.com>; Tony Spagnolia <tony.spagnolia@gmail.com>
Subject: Re: 6 Pdfs attached Voting, Spectrum, and Trash

I would like a third option added to the ballot so it will truly be a vote:

For those not wanting to have to move/clean up everyone else's garbage, Each individual owner would be responsible for their own trash container and for bringing it out and back to the street on trash day. The individual can would be stored in your garage. (Or in your section of the shared garages). For those concerned about space related issues, you can opt to use a smaller/compact 32 gallon trash can. If this option is voted on, the HOA would purchase and provide one new plastic trash can per unit, or you can opt to purchase your own can.

Ross - can you please answer my question on the Spectrum choices from my previous email?

I have found someone to do the bookkeeping for us.

This past year, Tonia did us a favor \$500.00 for report plus \$335.00 for her lawyers to do the taxes= \$835.00 total.

The management company I spoke to would be much less expensive - they can also do full service management

I just have the one quote - I could not find anyone else willing to do the year end and taxes only after numerous calls to other vendors.

Will discuss the details at our next board only meeting.

Thanks

From: cindy mitchell <rox32951@yahoo.com>

Sent: Sunday, April 25, 2021 3:07 PM

To: Air Clean <aircleantech@live.com>

Cc: Tony Spagnolia

<tony.spagnolia@gmail.com>; fastshorty555@yahoo.com <fastshorty555@yahoo.com>

Subject: Re: 6 Pdfs attached Voting, Spectrum, and Trash

Ross,

I think the HOA dues should stay the same regardless of how the Spectrum vote goes. With the exception of when they were raised due to a delinquent owner, they have not increased in quite a while and we need to keep our reserve funds up.

I would think the Spectrum voting options should be:

1. Re-sign now which locks us in for 5 years

Or

2. Letting our current contract run out which will happen in 2 years and at that time check rates to renegotiate and vote at that time if we want to be locked in to another lengthy contract,, or vote to have all unit owners get their own cable/internet individually.

To me what was proposed did not represent those 2 choices clearly.

I was by no means saying that you personally were trying to strong arm anyone - its just to me, when I read the choices to vote on, it doesn't seem clear that we have the option to ride out the contract until it ends in 2 years, and then decide, and I still don't think that 75.00 would need to be individually collected or refunded.

Thank you for all of your hard work. Its nice to see issues being addressed and actions being taken to correct the more important issues that the complex faces (i.e. water build up from faulty asphalt install) and that we have a concrete timelined action plan to resolve them.

We will get there. Its a learning curve for sure.

cindy mitchell <rox32951@yahoo.com>

Sun 4/25/2021 3:26 PM

You

Cc:

- fastshorty555@yahoo.com;
- Tony Spagnolia

Ross,

I have seen the shared garages and they hold alot of stuff (multiple beach chairs, bikes,etc.) and I don't see why part of that stuff could not include a 32 gallon trash can against the wall.

My trash can is in my garage and I don't think that a few miles down the road the temperature inside my garage is any cooler than yours. Plus, the trash gets collected 2 times

per week, so trash is not stagnating for any length of time. I think it would be common FL resident sense to maybe keep meat/chicken scraps, etc. in your freezer until trash day - that is what I do and most people do to avoid the situation you described.

Probably now most don't do that because it is a public free for all with no accountability in the current trash area.

That is probably a big part of the issue we currently have. They would probably not be such a non-caring slob if they were accountable to clean up or avoid their own mess with their own trash can.

Why not put my original proposal on the ballot since we only know your feelings on this PLUS the proposal that the 4 private garages be responsible for their own trash/recyclables and the shared garages can do the trash rotation duty.

. That to me sounds like the most fair way to vote on the situation.

On Sunday, April 25, 2021, 03:57:01 PM EDT, Air Clean <aircleantech@live.com> wrote:

Cindy,

You have a two-car garage and renters to cater to, so I understand your position and concern. I know that myself, Tony and Darryl and Tracy/Ryan share a garage and not only is there not any room for cans, but it also gets so very hot in the garage that even the slightest bit of trash in there will become rancid in matter of hours. So 4 garbage cans and 4 recycle bins in the garage is not an option for us. The 201 shared garages have the same dilemma. I do not know what Tony and Darryls position is on this, but I for one could not agree to put this on the ballot as it is written right now. Now if you were able to draft an option that designated cans to shared garage owners in the trash area then those with 2 car garages could opt out by putting thier cans in thier own 2 car garage that would remove 4 owners from the trash duty obligations. Try that and present it and all 4 of us will vote. All parties need to be reasonably happy with the choice they are presented. Your choice as its written now serves 4 owners over the other 8. I look forward to your next draft. Thanks again for all the input it is highly welcomed and only makes our final presentation as a board that much better. We will all get together on the other issues on 5/3/21, I have several items to bring up as well. Let's try to stay focused on these 2 big ones since they are coming due soon.

Ross

Cindy,

Thank you so much for your support and sediments. I assure you I did not think you were insinuating anything. I do not take words on the computer personal until I speak verbally with a person to insure, I am receiving the message very clear and 100%. Words can be taken out of context depending on a person's mood, so I avoid any assumptions and or quick judgments until I have all the facts and context, so never worry about that with me. I have learned that lesson over many years and the hard way.

On the Spectrum vote. Our contract ends in less than 1 year not 2. The additional year of continuing to pay the same HOA dues even though the contract had ended was a courtesy to try to allow HOA to gain reserves but not hold the owner hostage over a Spectrum contract that had passed. By giving owners a guaranteed date where the HOA fees would eventually be lowered versus infinitely being charged for a service they no longer are getting, I see it as a fair compromise in the event the vote goes in that direction. But I do see how it could be seen as a strong-arm tactic if one only looked at the immediate implications. This is why our correspondence on these matters will be visible to all owners on the website so they can see all sides and opinions that led to our final presentation and make an educated vote.

Ross

From: cindy mitchell <rox32951@yahoo.com>

Sent: Sunday, April 25, 2021 3:31 PM

To: Air Clean <aircleantech@live.com>

Cc: fastshorty555@yahoo.com <fastshorty555@yahoo.com>; Tony Spagnolia <tony.spagnolia@gmail.com>

Subject: Re: 6 Pdfs attached Voting, Spectrum, and Trash

Still not seeing the point of collecting or refunding any HOA dues. The dues go towards expenses of which there will always be. 75,.00 per month will probably not make or break anyone, but may come in handy to lighten the blow of a future assessment should there be one in the future

Cindy,

The point is. We are already collecting dues for a Spectrum service this is currently being provided. If we no longer provide that service and are not being charged by Spectrum for that service, then the HOA is building reserves at a rate of 10k a year forever just from the old Spectrum dues and I am all for that. Then the question of how much in reserves are needed? 10 years with just the old Spectrum dues is 100K in reserves of money sitting and not fully working

for us. The option to only pay 1 additional year for the service that was removed was just a thought to be courteous to owners and pad the reserves a little with this opportunity to do so. So, the point is to try and meet the needs of the Owners needs and the HOA needs without impacting dramatically.

On your option for the Trash opt out to be put on the ballot. I cannot go any further until we have Tony and Darryls input, unless it is worded to accurately detail exactly what it entails. I see the 2 car garages being able to have a special option, but still need clarity on what happens to the shared owners trash duties. Take some time and think about it, we will get there. There are always "what ifs" and on this proposal I see a lot of them, and almost certain Darryl and Tony would as well. I have attached pics of the 203 shared garages. I assure you there is nowhere to put cans. We must shift and move things daily just to walk, pull cars in or out , get bikes/beach stuff out. The 203 garages are about equal to the 201 garages. So, if we were even able to fit 4 32-gallon trash cans and 4 32 gallon recycle bins, that would literally move the existing trash area that we are having so many issues with directly into our garages.

Ross

Ross,

I am commenting only on the trash issue at this time. I will address each issue prior to the deadline of the 28th, but I understand that you are waiting on Tony and my input on the trash. I agree and was under the impression that we had already voted, at our first meeting, that we would NOT do trash in owners garages. I think that even presenting the issue of trash cans in the garages, to the owners to vote on, would be an absolutely ignorant proposal coming from the PepperTree Board. I am in agreement 100%, that placing 8 trash cans in the center garages would become a crisis! You have addressed the issue with storage space perfectly and it should not be forwarded to a vote for owners, as the current issues with the trash area can be addressed with adequate rules as you have proposed.

The only comment I have on the Trash System Proposal is that the "Opt out" price of \$5 per month is too LOW. I would guess, at that price, that almost everyone would opt out and the same people who have stepped up to take care of the issues would continue to be stuck with the job. That's WRONG! Who will do the job for the person who opts out and if they do it what do they

get in return? There is no solution is everyone chooses to opt out. I would propose \$15 per month, \$180 per year. But...once again...who will do the job if they aren't?

Darryl

On Apr 25, 2021, at 5:25 PM, Tony Spagnolia <tony.spagnolia@gmail.com> wrote:

Hi all,

I am with Ross on not having trash cans in the shared garages. I don't see that as a viable option due to heat and space whether it is storing cans in the garage or freezer. Not all of us have the space in freezers/garages. Even Dennis next door in a dual garage, definitely does not have the space. I know Darryl is against this as well.

And Ross, excellent work on the Spectrum contract. I pay the same price in internet myself, so I think that is a great deal! When we are ready, to send out the voting forms let me know.

Tony

El dom., 25 de abril de 2021 4:57 p. m., Air Clean <aircleantech@live.com> escribió:

On Sunday, April 25, 2021, 05:48:22 PM EDT, Air Clean <aircleantech@live.com> wrote:

Tony,

Thank You, the new contract is a huge upgrade from our existing and allows us to cancel residential services and use the discounted Bulk service instead.

On the trash, I think Cindy is on to something about the owners with 2 car garages having an extra option to vote for, but we just need to get the wording right and make sure the shared garage owners have a system that works. This idea would also alleviate the amount of trash currently going into the trash area, making the trash duty a little lighter for shared garage owners. Any and all feedback is welcomed I know we will be able to get something solid by 4/28 Thanks Again

Ross

Sent from my iPhone

fastshorty555@yahoo.com
Sun 4/25/2021 5:16 PM

I concur with Tony 100% on the Spectrum contract upgrade. Sounds great!



Regarding containing the trash bins in the end unit garages this should not be an option. We have had rat issues in the past as a result of clutter in the homes/garages and although we do not share garages we share the same buildings. If someone does not take their trash out the stench/rodents will not be contained to the single garages but will extend through the walls/attics. In the past we had to have an exterminator come to ensure that the rodents, from one of the units, had not crossed from one attic to another.

The proposed system will work. ALL owners need to participate, including tenants.

Darryl

Darryl,

Thank you for your position and valuable input. We did agree at the last meeting to not put garbage cans inside the garages. I did agree with Cindy at the last meeting that we would develop a system and allow the owners to vote on the system versus implementing one it without owner input. That is exactly what is being done.

Thank you for the kudos on the Spectrum contract, could not have done any of it without you and Jill.

After reading your first email. I agree with you about the price being raised. I would like to know Tony and Cindy's position before I edit any new drafts.

As far as who would take the trash duty for those who opted out. Well, I know the same people who already do the job would continue to do the job but now they would at least know that there was some form of contribution being made. I for one will always do my part. For me it's not about whether I can get out of the trash duties or that I even mind taking out the trash for others. It's the principle in knowing that everyone is equally contributing in one way or another. I would still like to give Cindy the chance to draft a highly detailed 3rd voting option with explanations to be presented before we move forward with the trash issue.

Once I receive everyone's input on these issues I will edit and create a 2nd draft. I will send it over to be reviewed. Once we have finalized the 3rd draft it will be ready to send out.

Does anyone have any questions or concerns about the Voting method or options available? It is a new way, but I think it's a documented way and can be used for data for years to come. It also insures everyone gets to view the issues and cast a vote without having to send a proxy. At the current time Richard Karp, Trevor, and Karen have not created a website password and logged in. I will reach out to Karen and Trevor, could one of you reach out to Richard to see if he needs assistance? Any voting system bugs should be easily remedied before the deadline of 5/12/21.

Ross

Tony Spagnolia <tony.spagnolia@gmail.com>
Sun 4/25/2021 6:30 PM



As for raising the cost of opting out, I am in agreement.

For voting, I'm good with the new system. It forces owners to be more involved so it will be interesting to see the response time of everyone when a vote commences.

In contracting Richard, I can send Richard another courtesy message about the login and ask if he needs help.

El dom., 25 de abril de 2021 6:42 p. m., Air Clean <aircleantech@live.com> escribió:

On Monday, April 26, 2021, 08:22:56 AM EDT, cindy mitchell <rox32951@yahoo.com> wrote:

Morning all,

The rat situation that Darryl was referring to was due to a unit owner passing, and the unit was vacant for a very long time and Peppertree did not have unit access to do the routine attic exterminator services. This was the same unit that stopped paying their HOA dues. HOA dues had to be increased to make up for the delinquent owner dues and Peppertree only recapped a miniscule amount when the unit finally sold.

I don't know all of the Peppertree residents well but do not foresee the end unit single garage residents creating an unsanitary garbage situation in their individually owned garages.

I think the new Spectrum contract is a much better deal than what we had and will benefit those resident owners.

It is a big plus that the rate is lower and that dues will not have to be increased.

I will draft a proposal for the end units being responsible for their own trash and storing cans in their own garage.

I am ok with the higher opt out fee.

As far as the reserves, we have never really had a huge balance with the current monthly HOA dues amount as there was always some situation (hurricane damage, etc.that required funds).

Not to be pessimistic but I don't think that the gutter install alone will solve the uneven asphalt flooding situation, but we can always mandate an assessment if funds are low for the plan B (drain) solution.

I wish that all owners would get on board with the website, but we can't force those who prefer not to utilize it.

Cindy

fastshorty555@yahoo.com

Mon 4/26/2021 8:48 AM

Cindy, You do not have a clue about what has happened over the last 7 years. You are an owner who does not live at PE and do not experience what goes on daily. You are wrong about the rat situation , you assumed incorrectly. I was NOT talking about the 203D unit owner that was next door and adjacent garage to mine. What you did identify was a second "rat situation" that we know about. I am glad to know that you do not "foresee" the single unit garage owners creating an unsanitary garbage situation, but you should consider just doing what you are asked, draft a different proposal and let the owners vote. No need to feed the rest of us your ideas and comments while you are developing an absurd proposal to bring trash into the garages!

Darryl

cindy mitchell <rox32951@yahoo.com>

Mon 4/26/2021 10:01 AM

To:

- You;
- tony.spagnolia@gmail.com;
- fastshorty555@yahoo.com

Cc:

Thanks for your 2 cents and the insults Darryl.

Hmm..Not sure how a seasonal resident is aware of what goes on a daily basis either.

I thought the purpose of the board was to collectively (key phrase here) discuss issues and ideas, not one person running the show and all others taking orders from that person.

I think it is "absurd" that there has been an ongoing flooding situation that has remained unresolved for several years, but that is my opinion, just like you are entitled to your opinion that individual trash cans are absurd.

cindy mitchell <rox32951@yahoo.com>
Mon 4/26/2021 11:48
To:

- Aircleantech@live.com;
- tony.spagnolia@gmail.com
- Cc: Darryl Robbins
-

This proposal would give owners with individual garages only the option to be responsible for their own trash removal and cans. This would involve purchasing their own personal trash can to be stored in their unit's individual garage, and taking their can to the street on trash days, and bringing it back to be stored in their garage in a timely manner.

Any garbage in their individual can would need to be brought to the curb on collection days and not stored in their garage. The public area trash cans would no longer be available for them to use.

Participation in this proposal would also include discarding and maintaining recyclables in the same manner.

This would eliminate the forthcoming mandatory participation or monthly \$15.00/yearly \$180.00 opt out charge of each individual unit to be responsible for a 30 day consecutive period of bringing all common use trash and recyclable cans to and from the street on collection days and hosing out cans and keeping the garbage can collection area clean and insect free for their assigned month(s). Individual garage owners participating in this proposal would lighten the load of the public access cans to be moved and maintained.

This proposal would give individual garage unit owners the choice on how they would like to have their trash removed.

Any individual garage unit owner can also choose to participate in the community trash rotation schedule or opt out fee program instead of maintaining and storing their own trash can.

For those unit owners in the shared garages, since trash can storage appears to be an issue, the mandatory trash schedule 30 day rotation would apply to cover months that those unit owners would be responsible for moving all of the public use cans to/from the street on collection days, keeping the trash area and cans clean and insect free or pay the same opt out fees if they do not want to participate in being in charge of all trash cans and clean up detail for their assigned month(s)

Darryl Robbins <fastshorty555@yahoo.com>
Mon 4/26/2021 1:58
To:

- You;
- tony.spagnolia@gmail.com;
- cindy mitchell

It seems you are " Not sure" or "I thought" on almost every issue we are proposing. Just do as asked and leave out your issues and personal agenda!

Darryl Robbins <fastshorty555@yahoo.com>

Mon 4/26/2021 2:11

To:

- You;
- tony.spagnolia@gmail.com;
- cindy mitchell

Pepper Tree East has 2 Garage Buildings with 4 walls each. There is no such thing as individual garbage, if end units are not responsible. When it comes to stench, rodents or bugs, they see NO walls and everyone is vulnerable and the HOA will most likely be responsible and liable.

From: Air Clean <aircleantech@live.com>

Sent: Monday, April 26, 2021 2:33 PM

To: cindy mitchell <rox32951@yahoo.com>

Cc: Tony Spagnolia <tony.spagnolia@gmail.com>; fastshorty555@yahoo.com <fastshorty555@yahoo.com>

Subject: Re: Detailed trash proposal for end unit owners with private garages

Cindy,

Thank you for your submission of your proposed trash solution. I would like to see something in this that addresses full responsibility of charges for any damages or sicknesses if a rodent problem becomes directly linked to keeping trash in these oversized unventilated garages. I would also like the word mandatory removed and changed to "upcoming vote" or something to that nature. I agreed at the last meeting that instead of making a 3-1 decision on a trash solution at that time. We would take your request into consideration and ask the owners for a vote on options which nullifies anything "mandatory" being imposed on owners without their signed vote. We are now working on this. As it is written right now my position to submit this new proposal of yours to owners would be No. There are 10 owners this would not apply to. You still have until 4/28/30 to create a proposal and submit it to the other 3 board members. As it stands at this point the count is an unofficial 3 to 1 against.

The upcoming votes are majority rule, and a tie would go to the HOA Board member vote results. Since there are 4 2 Car garage owners and 2 of them for certain do not want trash cans in their garages for their own reasons. The best result this option could garner is a 2 to 2 vote sending it to the Board which at this time is at 3 to 1 against it.

It may be possible the 3rd voting option would read like this.

#3___ I am voting NOT to allow a special condition of 201F to keep their trash bins inside thier garage and opt out of the trash duties or fees.

#3b___ I am voting TO allow a special condition of 201F to keep their trash bins inside thier garage and opt out of the trash duties or fee choices.

OR

#3___ I am voting TO allow 201A, 201F, 203A, 203F a special condition of 201F to keep their trash bins inside thier garage and opt out of the trash duties or fee choices.

#3b___ I am voting NOT to allow 201A, 201F, 203A, 203F a special condition of 201F to keep their trash bins inside thier garage and opt out of the trash duties or fee choices.

It is only my opinion but logic points to a 10-2 or 11-1 vote according to my unofficial polling.

Ross

To:

Cindy Mitchell

Cc:

- Tony Spagnolia;
- fastshorty555@yahoo.com

Date Correction in the previous email of 4/28/21 not "30"

Tony, will you please reach out to Trevor and Karren as well. I have called and left messages and sent emails but I still haven't received a response. Thank You

Ross

Darryl Robbins

Cc:

- Tony Spagnolia;
- Cindy Mitchell

Cindy,

I think what Darryl is saying to a degree is that. The owners voted a majority that you would have their best interest in mind when it comes to the Treasurer position and could do the job of Treasurer in which the former Treasurer Tonia which passed on the outline of the required duties to you. And in that outline of those duties there is no where that states that your personal agendas try to become accomplished by the position you were voted to handle. Nor does it say in those duties to undermine the boards positions and duties by creating more situations to discuss and debate over than necessary. In this situation from the beginning you have sought to figure out an option that appears to mainly serve your own best interest rather than all 12 owners equally. We have a democracy and a system in place. In the future this will be strictly adhered to. If you have a proposal that has the overall best interest for all owners covered fairly and equally, we will be more than happy to give our full attention to that proposal. But if in the future they are not, we will not be able to spend the amount of time that we are spending on this issue and in the future those ideas or proposals will be immediately dismissed especially if they are not solving the problems as equally as possible for all 12 owners. We are all here in the best interest of all 12 owners regardless of thier daily status at the property and need to do our very best to act in the best interest of ALL 12 owners and not any less than that. We will do our best to create a blanket set of options that solve the issues, and is as fair and equal as possible for our 12 owners. I ask as favor from everyone to try and leave the past in the past and take the important lessons and knowledge gained from it forward. Put any differences aside as difficult as that may be and lets take our positions and do a good job of them and makes this property and board a well oiled machine and as a reward a cakewalk for all of us.

Ross

cindy mitchell <rox32951@yahoo.com>

Mon 4/26/2021 3:50

To:

- Aircleantech@live.com;
- tony.spagnolia@gmail.com

Cc:

- Darryl Robbins

Ross,

Just scrap my proposal. I do not have a personal agenda. I could care less if I or anyone else had a personal trash can in their garage. I just thought that not all owners would want to clean up after everyone else's inconsiderate garbage habits and that there may be an alternate solution.

Stick to treasurer duties? But I don't think that job description included getting gutter quotes, researching companies or finding someone to do our year end reports but I don't

recall anyone else stepping up to the plate to do that or objecting to me taking on those tasks.

I currently had the time and didn't mind doing that and it needed/needs to be done.

I thought that the board was supposed to work together to solve issues in the best interest of all owners even though not many owners care to participate.

Regardless, the trash proposal should not be called a "vote".

It is an option to opt in or out.

Air Clean

Mon 4/26/2021 5:05 PM

To:

cindy mitchell

Cc:

- Tony Spagnolia;
- fastshorty555@yahoo.com

Cindy,

Thank You. I fully understand your request to withdraw your proposal and has been documented and will be posted along with all other correspondence in this matter.

I thank you for being willing to take responsibility of duties that are not Treasurer related. At the last Owners Meeting. You personally requested the responsibility of acquiring gutter quotes. I told you I would assist you and I have done so. You also verbally volunteered to research end of the year reporting since this very closely related to treasury duties. Any other researching of companies for management or any other sort was not delegated to you, nor was it requested by any of the owners or board members. I am sorry, I do not fully understand what you are implying by listing them in your email.

Your trash proposal "appeared" to have a personal agenda when the proposal only serves yourself and possibly 1 other owner out of 12.

The board is working together to solve issues that we face. Make no mistake, you're thinking is correct and that is what is occurring. Please do not take anything personal. This is simply due process with the same goals in mind.

I respect your opinion that the trash proposal should not be called a vote. But that is exactly what will occur. Owners will vote on thier choice, so therefor we are calling it a "vote" to opt into trash duties or opt out of them and pay a fee.

Ross

Air Clean

Wed 4/28/2021 2:46 PM
fastshorty555@yahoo.com
Cc:

- Cindy Mitchell;
- Tony Spagnolia

Ballot for NEW Spectrum Contract.pdf
113 KB

TRASH AGREEMENT BALLOT.pdf
83 KB

2 attachments (196 KB)Download allSave all to OneDrive
Hello everyone,

Attached are the 2 revised Ballots. The only thing that has been changed is the price of the opt out for the trash. If these are acceptable to receive a yes vote from you then reply " I vote yes" please. If not Please reply "I vote no" and add your explanation.

I will post all information onto the website and ensure that it is as user friendly as possible and then Tony will send out the voting instructions.

Ross

Tony Spagnolia <tony.spagnolia@gmail.com>
Wed 4/28/2021 3:38 PM

You

Cc:

- fastshorty555@yahoo.com;
- Cindy Mitchell

I Vote Yes on both.These look good to me.

Tony

cindy mitchell <rox32951@yahoo.com>
Thu 4/29/2021 6:49 AM
To:

- You;

- fastshorty555@yahoo.com

Cc:

Tony Spagnolia

I vote yes.

Cindy

Ross Votes Yes and Darryl Votes Yes.

The Spectrum Contract Ballot and Trash Ballot is forwarded to all owners 4/29/21