

Waterside Pointe Homeowner Association
BOARD OF DIRECTORS MEETING
April 28, 2022
6:30 P.M.
Waterside Pointe Clubhouse

MEETING MINUTES

Attendees: Scout Harwood, President; Ralph Bergeron, Vice President; Shantel Ocampo, Secretary; Patricia Barrette, Treasurer; Brian LaLone, Director
Lisa Thomas, LCAM Sentry Representative

Called to Order: Mr. Harwood called the meeting to order at 6:32 p.m.

Approval of Meeting Minutes from February 23, 2022: Shantel Ocampo motioned; Scott Harwood seconded the motion to approve the minutes as presented. Motion unanimously passed

Approval of the Meeting Minutes from March 24, 2022: Shantel Ocampo motioned; Scott Harwood seconded the motion to approve the meeting minutes of the as presented. Motion unanimously passed.

Committee Reports/Architectural Review:

The board reviewed the approved & denied ARC applications.

Manager's Report: A written report is attached to these minutes.

Unfinished Business:

a) Gate Next Steps

- a. Ms. Ocampo spoke regarding the proposals.
 - i. There will be a presentation from all three companies who submitted a proposal. This will take place on May 12, 2022, at 4:30pm. We will hear from ACT, Envera, and Kings Access Control
 - ii. The gate operators have already been repaired.

b) Tree Removal

- a. Mr. Bergeron spoke to the board regarding the trees.
 - i. 25 of the largest trees have been identified for removal and replacement. Many of these trees are between 12 - 16" in diameter.
 - ii. At this point the community is seeing over 800 sidewalk lifts due to tree roots.
 - iii. The City of Groveland came in and ground down some sidewalks but there are many more that need work.
 - iv. There are two current bids and we're looking for a third.
 - v. The HOA will be taking care of the cost to trim trees over the road.

There is no current ETA on when this will happen.

c) Waterslide

- a. The waterslide is currently closed due to safety concerns
- b. An engineer was out to review the concerns with the waterslide tower; we are waiting on his report to know how to proceed.

d) Canal Cleaning

- a. Mr. Osborne has been working on getting proposals for canal cleaning; actually called “harvesting”.
- b. **Ms. Ocampo motioned; Mr. Hartwood seconded, to move forward with the proposal in the amount of \$18,950 with Aquatic Management & Consulting to clean/harvest the Waterside Pointe perimeter canals. Motion carries 4:1; Mr. Bergeron was not in favor.**

e) Town Home Roofs

- a. There are two current proposals for reroofing the townhomes.
- b. We are looking to work on the buildings with the most reports of leaks first.

New Business

a) Calendar for planning Budget Meetings

- a. The board reviewed the calendar and discussed holding preliminary budget meetings starting as early as June, 2022

b) No Parking Areas

- a. The Board will review these areas of parking concerns in the May, 2022 meeting

c) Legal Agreement with Bret Jones

- a. Ms. Ocampo shared with the board that the representative with the City of Groveland will need a “point person” to discuss the storm water system in WSP. Mr. Bret Jones is an attorney who specializes in storm water management systems and would be a great person to oversee this for Waterside Pointe.
- b. Ms. Ocampo motioned; Mr. Harwood seconded, to hire Bret Jones, PA. to work for Waterside Pointe overseeing Storm Water Management. Motion passed unanimously.

There was a quick mention that the boat ramp on Crystal Lake has been left open repeatedly and needs to be locked after being used. It is possible that the signs in that area have been removed as well.

Adjournment: Ms. Ocampo motioned; Mr. Harwood seconded the motion to adjourn the meeting at 7:20pm