

Board of Directors Meeting Minutes

Date: September 3, 2025 Time: 6:30 PM – 7:30 PM

Location: 9008 Harney Rd, Tampa, FL 33637

I. Call to Order

President Cynthia Jacobs called the meeting to order at 6:30 PM.

II. Attendance

Board Members Present (In Person):

- Cynthia Jacobs, President
- Paul Teske, Director
- Elizabeth Busciglio, Director

Board Members Absent:

- John Lambert, Secretary
- Pat Dunne, Director

Quorum: Established

Community Attendees:

- Dave Jervey
- Paul Bronzovich
- Caroline Williams
- Raisa Lastre
- Jerry Dye
- Lolita Dye

Total Attendees: 8

III. Approval of Previous Minutes and Agenda

Motions to approve the minutes from the previous meeting and the current agenda were made, seconded, and unanimously approved by the board.

IV. Business and Open Forum

1. County Response Letter Regarding Retention Pond and Drainage

Mr. Dave Jervey read a letter from the county addressing concerns about the retention pond and drainage systems. Key points:

- The retention pond, private roads, and drainage systems are the responsibility of the Eastfield Subdivision Community Association (ESCA).
- Eastfield Road, a county-maintained road, will continue to receive county maintenance, including dewatering during flooding events.
- The letter noted that Hurricane Milton was a 200-to-500-year event, contributing to overwhelmed waterways and localized flooding.

2. Pool Building Inspection Report

An engineer's report on the pool building was distributed, identifying moderate to severe cracks and foundation separation.

A separate engineer's email and distributed highlighted that overflow from the retention pond into the pool building area is a primary contributor to these issues and recommended engaging a civil engineer specializing in drainage and retention ponds to assess the drainage and retention pond infrastructure.

Discussion: The board agreed that addressing the retention pond and drainage issues is a priority, as these likely caused the pool building damage.

3. Pool Repairs Estimate

An estimate from Aqua Sentry Pool Service, ranging from \$40,400 to \$55,400, was distributed. The estimate included:

- Installation of two pumps, - Pool cleaning and resurfacing, - Grid repairs at the filter pit

Board Decision: Pool repairs should be deferred until drainage and retention pond issues are further evaluated, as additional overflow could damage improvements. Additional pool repair estimates will be sought after drainage improvements are implemented.

Discussion: Director Elizabeth Busciglio noted the pool's current underuse. President Jacobs suggested exploring the feasibility of repurposing the pool or tennis court area for stormwater drainage, potentially consulting professionals for further evaluation.

4. Funding and Budget Considerations

President Jacobs highlighted that funding for retention pond, drainage improvements, and pool repairs is not currently allocated in the budget. A motion was made and seconded to add a Reserve Study to the agenda for discussion.

5. Reserve Study Proposal

President Jacobs proposed conducting a Reserve Study to proactively plan for long-term maintenance and avoid unexpected financial burdens. She cited past unbudgeted expenses, including: - Well pump replacements (twice), Tank replacement, Pool and drainage repairs, Hurricane-related damage, water and wastewater treatment repairs. Further mentioning the Benefits of a Reserve Study:

1. Budget for future expenses by analyzing the lifespan and replacement costs of major components.
2. Prevent financial strain by avoiding sudden assessments or dues increases through incremental reserve funding.
3. Maintain property value by ensuring well-maintained common areas and facilities.
4. Mitigate risks associated with deferred maintenance, safety issues, or legal liabilities.

The study would provide a professional assessment of future needs and outline a funding plan for adequate reserves.

Director Paul Teske suggested that, in the absence of an immediate Reserve Study, a budget item could be added for reserves or operating savings to cover unidentified repairs. The board agreed that some form of budget repair funding is better than none.

Board Action: Discussion on the Reserve Study was unanimously postponed and will be discussed within a year.

V. Adjournment

President Cynthia Jacobs adjourned the meeting at 7:30 PM.

Next Meeting: To be scheduled.

Minutes Prepared by: John Lambert, Secretary

Approved by: Board of Directors