Hamlets Grove Homeowners Association Board Meeting 2.23.21 Start Time: 7:04

Board Members in Attendance: via Zoom Meeting

* Rick Waid, President [rick@richardscottwaid.com](mailto:rick@richardscottwaid.com)
* Denise Leschinski, Vice President [captainden@aol.com](mailto:captainden@aol.com)
* Lucy Ford, Secretary [lucyblue@inbox.com](mailto:lucyblue@inbox.com)
* Anna Azmi [serbi410@yahoo.com](mailto:serbi410@yahoo.com)
* Eric Taylor [eric@realestatesarasota.biz](mailto:eric@realestatesarasota.biz)
* Steve Carroll [carroll.sg@verizon.net](mailto:carroll.sg@verizon.net)
* Pam McDonald [ourbluecat2@comcast.net](mailto:ourbluecat2@comcast.net)

Officers in Attendance

* Len Schimberg [ldschimberg@gmail.com](mailto:ldschimberg@gmail.com)

**Agenda Items**

* First order of business – Meeting called to order at 7:01
* Motion made and approved to approve Minutes from Last meeting
* **Budget Review by Treasurer** – as of 1/31/21
  + Motion made to approve budget as of 1/31/21
  + Receivables Status: 5 outstanding invoices – 1 QTR behind (as of our meeting)
    - Process for Late Receivables:
      * First Step – Len sends out statements showing their Past Due Status
      * After 2 QTRs Delinquency – they receive formal letter
  + Expenditure Status: Groves dues in the amount of $5,586 paid
* **Landscaping** 
  + Water Meter – Len received notification on our last water bill that water consumption was higher than average

**Closed Action Item** – as of our meeting, the water bill has resumed to it’s normal consumption.

* + Backflow Prevention Test Notice

**Closed Action Item** – Eric met with Aqua Plumbing & Air on 2/24

* **Fountains/Ponds**
  + Installed fountains are experiencing intake issues causing diminished water flow of the fountain and resulting in the fountains requiring to be turned off for several days.

**Closed Action Item –** Rick has contacted Aquagenix to diagnose the issue. Per Aquagenix, issue should be resolved within 30 days

**Suggestion –** Increase treatment of ponds and service of the fountains to every 3 weeks – Rick talked to Aquagenix to increase the frequency – they will get back with us

* + Plastic drain tiles on lake – Rick spoke with the County and learned that these are sand filters that need to be repaired by burying them with sand.

**Open Action Item –** Anna and Eric will contact a company that can make the necessary repairs

* + Drain issues by #4655 HGD – drain behind house that has an “odor”.

The Board has received a demand letter from counsel representing the homeowners regarding the intermittent odor emanating from the storm drain that operates as to avoid flooding of the lake in times of excessive rain. The lake and drain are common elements under the responsibility of the Association. This storm drain eventually ties into the county storm sewer system, but the county infrastructure ends at 49th Street, which is the northern border of our neighborhood.

No one from the board has personally experienced the odor complained of. Members of the board have been out several times. The Board attempted correspondence with homeowners to ask what they propose as a solution to a temporary condition and the response was a letter from an attorney claiming that the HOA is responsible to take action regarding the intermittent odor.

**Open Action Item** – HOA sent certified legal response to the demand letter expressing the action to share the cost with the homeowner to explore the issue of the drain. Board will hold special meeting on Wednesday, 3/2 to discuss in further detail

* + Fountain Behind #4502 HGD – bids from Ace Electric and Aquagenix have been received. Board approved motion to proceed with installation of fountain. Deposits have been made

**Open Action Item** – installation of fountain

* **Homeowner Requests**
  + Proposed Pool Project for 4526 HGD. Several board members have visited the home to review the placement plans for the pool. There are some concerns regarding the extension of the pool by 16’ to the left side of the home. No other home within the community has a pool enclosure that extends out this far and there are questions regarding the aesthetics and the blockage of view of pond by the neighbor next door. It has been noted that even with the extension, it meets the 10’ requirement away from the neighbor’s property next door

**Closed Action Item** – ARB approved request

* **Violations**
  + There have been reports of residents shining lights “on the pond” but also directed at other resident’s home.
* **New Business**
  + Upgraded Security for the neighborhood - The Board is pursuing the idea of installing gates and/or cameras at both entrances. See below attachment for information on costs, vendors and procedures.

**Open Action Item –** Rick to contact vendors to get exact quotes on installation

* + New Street Signs – several of the signs within our community are in need of replacement. Anna contacted “Addresses of Distinction” and they provided a bid of $17K which did not even include all signs.

**Open Action Item –** Anna is continuing in getting estimates

* + Bulletin Board – suggestion made to add the process for requesting approvals from the ARB through the email: [association@hamletsgrove.com](mailto:association@hamletsgrove.com)
    - Yard Sale – we will continue to hold off on our Community Yard Sales

**Agenda Items to carry over to future meetings**

* **Road Maintenance**
  + The time may soon be approaching to seal the roads in our neighborhood due to cracks in the asphalt, however, it is not ready at this time.

Meeting Adjourned at 8:30

Next Board Meeting: Tuesday, March 16th 7:00 pm (Board determined this will be via Zoom)

#### Attachment - Information on gates and cameras

Cameras - Our gate camera system is new - installed this year to replace

the old one. There are four cameras, two on each side. One of each is

a license plate capture camera. There is 24/7 video monitoring on each

camera; it activates and saves the video whenever there is any movement,

including rain, bobcats, walkers, etc. Depending on how much movement is

recorded, the video is saved one to two months for viewing. We can

view the video on Iphone, Ipad, Android, Windows Mobile and PCs. The

cost was $3,490. We are very pleased with the system. Vendor is

American Wireless Alarm, Inc., and our contact is Bart Welford.

bart@awafl.com or 1-800-521-1511.

Gates - Neither our C&S agent nor I have any information on when our

gates were actually installed; we think it was 12 years ago. They were

put in by H&Y Fence, that's all I can tell you. We were not pleased this

year with H&Y's maintenance and have switched to CIAccess. We have also

asked CIAccess to quote on new gate opening devices for both sides -

$4400. That does not include the gates themselves, just the opening

devices.

Gates are open 5:30 a.m. - 8 p.m. Owners have 4-digit codes they can

enter at the entry gate box once the gates are closed. Owners also have

remotes that are coded with their 4-digit code. Police, Fire, etc.,

also have codes plus keys if needed. The vendor for this service is

Doorking, Inc. To exit, cars stop at the exit and it opens automatically.

You'll also need Frontier involved for the camera set up.