Hamlets Grove Homeowners Association Board Meeting 3.16.21 Start Time: 7:03

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)

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 2/29/21
  + Motion made to approve budget as of 2/29/21
  + Receivables Status: No outstanding invoices (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: Ace Electric Deposit was paid - $4,635.56
    - Future Expenditures – As Treasurer, Len brought it to the Board’s attention that, if we move forward on all expenditures currently being discussed (i.e. security gates, new signs for neighborhood, additional fountain, etc), this would require a large portion of funds from our budget. Board noted this and will weigh out benefits vs cost on major expenditure items.
* **Landscaping** 
  + All Landscaping items have been completed at this time
* **Fountains/Ponds**
  + Fountains are operating better due to the increased frequency of service
  + 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

* + Plastic drain tiles on lake – Rick spoke with the County and learned that these are sand filters

**Open Action Item –**Eric will speak to Yellowstone regarding the tiles and how to repair

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

The Board received a demand letter from counsel representing the home owners at 4655 HGD 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.

A special board meeting was held on March 2nd to discuss issue in further detail.

Agreement was made to move forward with a company that would come out and scope and provide report on diagnosis. This took place on Monday, March 29th

**Open Action Item** – waiting on report to determine next steps

* **Homeowner Requests**
  + Request was received from #4638 HGD (after this meeting took place) to have a garage sale on the weekend of April 3rd. Board agreed to allow a one-time exception
* **Violations**
  + No reported violations
* **New Business**
  + Upgraded Security for the neighborhood – after multiple reports of shady behavior within our community and surrounding communities, the Board is pursuing the idea of installing gates and/or cameras at both entrances. Before moving forward on this idea, we will need to know what, if any, zoning restrictions exist.
    - See below attachment for information on costs, vendors and procedures.
    - See below for reported incidences of shady behavior
    - See below for information received from zoning department

**Closed Action Item –** Lucy will contact zoning department of Sarasota

* + New Street Signs – several of the signs within our community are in need of replacement. Anna has been receiving quotes for new signs.

**Open Action Item –** Anna is continuing in getting estimates and has received information from John Cloud, President of the Master Association. As of the distribution of these minutes, it has been decided that we will hold a special meeting on Friday, April 2nd to discuss the design features of the signs

* + Bulletin Board – suggestion made to add the process for requesting approvals from the ARB through the email: [association@hamletsgrove.com](mailto:association@hamletsgrove.com)
  + Annual Meeting – will be held on April 20th at 7:00 PM EST via Zoom. As of the distribution of these minutes, all homeowners received a letter regarding the meeting and a proxy card in the mail. The zoom address for the meeting has been added to the website.

**Open Action Item –** Rick will prepare agenda

**Open Action Item –** Put a notice on the bulletin board instructing homeowners to go to website for the link to attend the meeting

**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: Annual HOA Meeting Tuesday, April 20th 7:00 PM EST (Board determined this will be via Zoom)

#### Information on gates and cameras – received from The Villages

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.

**REPORTED INCIDENCES OF SHADY BEHAVIOR**

* A van was parked on Hamlets Grove Blvd at the pool and an individual was seen attempting to jump the fence to get into the pool area
* A man was spotted on a bike by the tennis courts at 43rd West attempting to strap a pressure washer on his bike. Once he knew he had been spotted, he dropped the pressure washer and took off.
* A car was parked between 2 properties within The Grove with no one in the car for several hours. A man later appeared coming up from behind the properties and got into the car and drove off.
* Individuals have been spotted rooting through garbage cans
* Automobiles parked in the driveways were broken into and had items stolen from them during the night
* An alleged drug dealer was caught attempting to sell drugs in the neighborhood and he/she was arrested.
* On at least 3 occasions, unknown individuals have been seen by several residents and/or a resident camera trying to access front doors of residence and looking into house windows. This has happened at night and several times during the day.
* We have had several thefts including theft from a pool cage and vehicles in driveways.
* We had a hit and run in The Groves where someone in the middle of the night hit a vehicle parked in a driveway and did not stop.
* We had an individual soliciting and when an owner told him that there was No Soliciting in this neighborhood, he broke the lens on the front door camera before he left.

**REPLY FROM SARASOTA ZONING DEPARTMENT**

In order to place security gates at the entrances to your community you must go through a site and development process that would require amending the original development plans for the subdivision to show these gates, establish that there is sufficient stacking areas for 3 cars outside of the right-of-way to enter the neighborhood and appropriate area for turnaround of cars that have approached the gate in error.  The cars are not permitted to back into a right-of-way to turn around.  These regulations may be found in our Unified Development Code at the following site:

[| Code of Ordinances | Sarasota County, FL | Municode Library](https://library.municode.com/fl/sarasota_county/codes/code_of_ordinances)

 The specific regulations are found in Article 8, Section 124-120(n).

**Donna Thompson,** Zoning Administrator Sarasota County Planning & Development Services

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