

## Catalina Cove Home Owners Association

Monthly Meeting

April 4, 2019

**Call to Order:** 6:32 by President Don Todd

**Roll Call:** Don Todd, Julia Depascale, Michael Brousseau and John Ankers

**Secretary's Report:** Motion to waive the meeting minutes made by Julia Depascale, seconded by Michael Brousseau, all agreed. Minutes accepted as written.

**Treasurer's Report:** The total liabilities and equity are \$64,160.11. There was discussion that water and sewer is lower than expected. However, the water and sewer is billed every two months. Discussion on delinquencies and late fees. Jenny Kidd will be confirming the late fees are being charged correctly. There is Motion to accept Treasurers Report by Donald Todd all agreed.

**Fence Project:** The landscaper was out today clearing the brush. Once the land is cleared the location of the fence will be determined. There will be a 2-4 foot variance. There was a question of the resident who has planted the trees along the fence. They have not yet been removed.

**Pool Status:** There is a light out at the east end of the pool. These lights were purchased through Leslie, but installed by Triangle. It was decided that the light should be installed for about \$575.00 and there is a request for a warranty. An update was given on the deficiencies at the pool from Island Way Pool. Island Way said they would do the work, but are now not responding. Dan Greenberg has been contacted to try to move this project moving forward. It was mentioned that Pools by Jordan has been opened on Ulmerton Road.

**Landscaping:** There has been a report of weeds on the property and one unit having a hole in the ground. It was brought up that some people may be confusing Bermuda Grass with weeds. It was decided that Jenny Kidd will contact Wade from Asset Lawn about the weeds and hole on the property. O'Neil's Tree Service was out and completed the tree trimming on the property. It was satisfactory to everyone on the board. Some residents had issue with the trimming. John said the arborists told him that "hurricaneing" trees is not good for trees. The level of trimming that happened on the property is appropriate according to the arborists.

**Documents CCR Consolidation:** Original CCRs are retyped. There was discussion of how to deal with the CCRs. There was discussion of the documents being filed as an Amended Restated CCR. It was requested that Jenny Kidd get a price to do this. It was also discussed that first the 2014 amendment be re-voted on as it was not part of the document revitalization. There was discussion of the importance of that amendment.

**Compliance Committee:** Compliance Committee meeting is scheduled for April 29, 2019. It was decided that the following issues will have a \$100.00 fine with an additional \$10.00 per day fine up to \$1,000.00.

- 14497 Catalina Circle –Trees along fence still need removed
- 9346 Tradewinds – Pots, garbage, and debris outside of unit needs removed
- 9476 Tradewinds – Ripped Screens need replaced

**Sales and Leases:** There was discussion of posting the rental units and waiting list in the crier box and on the website.

**Manager's Report:** Three accounts at the 30 day mark on delinquency report. Tree trimming is complete. Bill Bannon has been supervising the installation of the tennis court screens. That project should be complete. John Ankers and Jenny Kidd walked around the property and these following letters will go out.

- 9474 – Plants need removed from wall
- 9476 – Gutter and AC drain dripping and staining mansard roof
- 9444 – Need ARC form (final letter 15 days to comply)

- 9440 – Remove Beach sign on front gate
- 9410 – Clean up landscaping
- 9342 – Chairs cannot stay out over night
- 9384 – Missing screens on patio and we request photographic evidence there is no mold in your unit
- 9386 – American Flag is improperly displayed
- 9412 – Wood laying at back of unit
- 9342 – Remove chairs over night
- 14491 – Ripped screen and gutters need cleaned
- 14495 – Chairs out back
- 14511 – Paint wood covering the water filter the color of the building
- 14493 – Trees needs trimmed away from the building
- 14517 – AC line needs to drain to gutter
- 14507 – Wires hanging down and need to be installed properly with a conduit around them.

There are trees that need to be trimmed. Jenny Kidd will request that Asset Lawn Care trim the trees away from the building at units 14499, 14497, and 1449. Next walk around was set for May 3<sup>rd</sup>. Next meeting will be May 13<sup>th</sup>.

**Carpports:** (Recording time 58:12) Jenny Kidd spoke to Karen Browder, the Ameri-Tech CFO, about the possibility of getting a loan through BB&T. Karen said there was a possibility that the association could get a loan through BB&T. There was discussion about when the money would be due. There was a discussion about voting on a special assessment to do an upfront cost. There was discussion of doing two assessments, doing Catalina side first and then Tradewinds side.

It was discussed that there was some dissention at replacing the carpports. There were questions about if the vendors had been on-site.

John Akers brought to the board that there are three options. Option number one is that the carpports be removed. Option number two is that the carpports be replaced with the proposals that had been gathered. Option number three is that the carpports be repaired. There was discussion of whether or not carpports could be entirely removed. Jenny Kidd mentioned that if the carpports were to be removed then the attorney should be consulted. The consensus of the board was that they had already rejected the idea of not having carpports.

There was discussion that the engineer said that replacement would be about the same as replacement. It was brought up that there are beams that were replaced recently after Hurricane Irma. There was discussion of the engineer looking at the posts and deciding whether or not the beams all need replaced as there were some concerns after the posts were rotted. There was discussion of the insurance on these carpports and the wind rating of these carpports.

(Recording time 1:14:20) Donald Todd made a motion to see who on the board would want to repair the carpports. Donald Todd voted no, Julia Depasquale voted no, John Ankers voted yes, (Michael Broussard says he thought that the board had already voted against the repairs at recording time 1:17:36) (at recording time 1:23:59) Michael said no (at recording time 1:24:54) then Michael says he changes from no to neutral. John Ankers brought up that he felt that the community should vote for the carpports. Donald Todd said that he felt that this was the reason there was a board was for these types of issues. This is a board decision. John Ankers voiced his displeasure at the decision, he felt that this was not in the best interest of the community.

The board reviewed the four proposals from ABM, BMCI, Westside Lanai, and Aluminum Craftsman. There was discussion of the beams that were replaced after Hurricane Irma. There was discussion of getting proposals for repair.

(At recording time 1:38:32) Michael says he would turn his vote back to no to move the issues forward. (At recording time 1:39:56) Michael then reiterates that the majority has voted no to the repairs.

Jenny Kidd mentioned that hurricane season is starting June 1<sup>st</sup> and a decision should be made soon. Jenny Kidd was asked what she would recommend. Based on the five year warranty, which was the longest warranty of all proposals. There was once again discussion of financing. Then there was discussion of how the special assessment would work. The board asked Jenny Kidd to move forward with attempting to get a loan from BB & T, a four year loan would be

preferred. It was mentioned that John should meet with Kevin from BMCI to discuss the proposal. The board would like the carports to be bronze. There was discussion that there should be no steel in the carports, it should all be aluminum. Jenny Kidd is to get the contract from BMCI to have it reviewed by the attorney. There was discussion of how the special assessment meeting would work. The unit owners would get notice in advance, they would know the amount and for what reason they are being assessed. Then the board will vote for the assessment at the meeting.

**Open Forum:**

- There was discussion of rodents eating the wiring of AC units.
- There was discussion of the tree trimming.
- There was discussion of people in areas they should not be in on the property. The board advised residents to call the Pinellas County Sheriff's office as they are trespassing.
- There was discussion on a pond fountain. The board has not found an affordable option.
- There was discussion of the landscaping around the pond. It was suggested by a member that shells be added. The board said they would entertain the idea, but they would like some landscaping as well. Henry said he would take on getting proposals for shells and plants by the pond. Don felt that \$3,000 or \$4,000 would be adequate for this issue.
- There was a question as to if the seawall was insured. Jenny Kidd will double check that there is liability insurance. There was discussion that kids fish from the seawall. Again, the board told residents to call Pinellas County Sherriff if they see tresspassers.

Meeting Adjourned at 8:39 PM.