

PHOEBE PARK ASSOCIATION
SPECIAL BOARD OF DIRECTORS' MEETING
AT PHOEBE PARK POOL
OCTOBER 5, 2022

The meeting was called to order by Rocky DeSanto at 6:32 PM. He announced that this meeting was to discuss landscaping issues.

Board members present were Rocky DeSanto, Gregg Wyckoff, Todd Ziegler, and Lorie Tellefsen. Juan Nova was also present to represent Juniper Landscaping.

Rocky introduced Juan Nova from Juniper. Juan gave us a synopsis of his past and current history with our community for those that might not be familiar. He spoke about how the landscape issues were tracked with Vanguard Management. He talked about the issues of our aged irrigation issues and stated that because the system was old that there will be continuing issues to be dealt with in the future. Irrigation system is routinely checked once a month along with any work orders being addressed.

They took almost two full truck loads of debris from the storm. From what Juniper has seen since Hurricane Ian, Fishhawk had the most trees down. Irrigation issues have been addressed since he has been back and due to a tree down the roots pulled up a main line with the irrigation, so it's off again, but the weather fortunately has been cooperating, so it hasn't been too bad on the landscaping. He cautioned us to be aware because the roots got so saturated from the storm, that it may take a few days to impact the tree. So, keep watch of it leaning more, etc.

Juan stated that he is aware of the problems our community had due to poor management, but Juniper has had its issues with the labor force, supply issues, etc. like every other business, but things seem to be more stable, so he feels it is now and will continue to get better.

Todd made a motion to approve the proposal for the valve repair behind Phoebe Park for \$1216.48 and Rocky second it. The motion passed. Todd mentioned that the HOA approved for Juniper to do the necessary cleanup after the storm hit with a cap of \$5,000, and additional expenses incurred due to damage to the main irrigation line caused by the homeowner's tree being uprooted and falling. These are unexpected expenses, but fortunately we had the funds to take care of them. Todd mentioned and there was much agreement that Juniper did a fantastic job on Saturday cleaning up after the storm.

Juan stated that because of the quantity of work orders he is receiving, that Vanguard gives him batches a few times a week, so when they come out, they are addressing perhaps three to five at a time, and then later that week they will address the next batch. That helps to keep everyone including the crews straight, so no work orders get missed. Juan gave time frames for different types of work.

Juan went into more detail about the process of how work orders are processed to help us understand Juniper's side of how it works, so we can have realistic expectations.

The floor was opened for questions regarding Landscaping, limiting each one to 3-4 minutes each. The following were addressed:

Joe Croce at 5824 PN: Drains/pipe not being maintained and getting clogged. Juan will address that with his crew. Todd suggested getting a proposal and putting it into the contract to maintain them.

Andy Chambliss wanted the board to communicate to the community when irrigation will be down for an extended period. Thankfully, we had a lot of rain which was sufficient for the plants while the irrigation is down.

Roger Roscoe at 15757 PP: The crew did an outstanding job Saturday. He mentioned that the crew is not spraying for weeds like they should. Prior to Juniper there wasn't a weed problem. Now it is throughout the community. The last batch of mulch was very poor. Palm tree boots need trimming.

Juan said he is addressing the weed spraying issue. Mulch is way too high, and they are addressing it as it comes up. Palm boots are not part of the contract, but Todd said we are waiting on a proposal for the boots.

Phyl Miller at 15710-12 PP: Between the houses, it is like a river. Juan said he will come look at it and see if there is a solution.

Marilyn Yost at 15733 PP: When it rains the mulch from other homes runs down to her backyard. Juan will address with his crews that the drains need to be cleaned. Everyone had a different issue so he will have to evaluate it. Wind damage to plants.

Todd mentioned regarding mulch we had requested bag mulch, and the company blew it in and there was dust everywhere even in the houses. Juan will take it up with upper management. His opinion is that we might be better off with cypress mulch, but it will cost more. Discussion if the pine bark mulch is a Fishhawk requirement and Juan said he would need to check it out.

Pat Vincenzini at 5833 PN: Complained about leaves being blown into the beds. Juan mentioned when he was here before they had the crews blow leaves into the street and then a huge blower would blow them down to the cul-de-sacs and into the conservation area. He will see about being able to do that again.

Lisa Chan at 5839 PN: Crepe myrtle needs trimming. Juan addressed the issue from the contract requirements and environmental concerns. Todd mentioned that at the previous board meeting we talked about getting a proposal and talking to the homeowners about what they wanted done with the crepe myrtle trees. Ellen Chambliss made the distinction that there are two types of crepe myrtles in our community. It will be looked at.

Jay Simone at 5917 PN: Their crepe myrtle was trimmed too much and looked awful. It is just now starting to come back. Juan addressed the issue and said it was wrong tree-wrong spot problem. It is an industry wide problem even in new communities, where plants/trees are planted where they shouldn't be, i.e., too close to the house, foundation, etc.

Juan suggested that we use red reflectors if you don't want your landscaping to be touched by Juniper. That is something we will discuss further at another time.

Susie McMillan at 15746 PP: Ground by valve station dropped. She said she can't even walk behind her lanai because of the ground that has sloped so much. Also, the valve box lids come off and create a safety hazard. Juan suggested that we might need to have an engineer evaluate the sloping problem.

Kim Pontillo at 5914 PN (also Landscape Committee): Addressed weed issue throughout the community and at her property where they are not properly using the weed eaters correctly and affecting health of grass. There were areas like between the houses that according to the contract are supposed to be mowed with a hand mower and not the big commercial riding mowers. Juan will look at it. Kim encouraged the thought of using reflectors to message to the crews not to touch that area. Juan noted that the homeowners need to be aware that no service will be provided where the reflectors are used, like trimming plants, weed eating, etc. Grass will still be mowed.

Kim brought up the subject of whole house generators. Todd said the ARC committee said no about a year ago. He suggested that since there is a lot of discussion in the community about this especially after the storm, that it be resubmitted to the ARC Committee, and if they say no, then research what Hillsborough County and others are saying about them and submit it to Lori Lansing of Vanguard. We can then get the advice of our legal counsel to interpret the language in our guidelines. If it is ok, then in Todd's opinion then there should be a survey taken of each homeowner if it is ok to have a generator next to your home. Kim asked if there was a law stating that a homeowner could not be stopped from putting a whole house generator on their property, then why would we need the vote of the community? Todd answered because it is a private community. There seems to be more of a noise issue.

Viburnum trimming is uneven. Also brought out was the pond issues. Fishhawk is coming tomorrow to address the problems we are having in both ponds according to Todd.

A motion was made by Lorie Tellefsen to adjourn the meeting, and Todd Ziegler seconded it. Meeting was adjourned at 7:47 PM.

Respectfully submitted,

Lorie Tellefsen