

Phoebepark Association, Inc.

Date: April 12,2023

Time: 6:30

HOA Meeting Minutes

Board Members: Ellen Chambliss, Todd Ziegler, Melinda Walsh, Kim Pontillo, Bruce Steinke (via phone)

32 additional residents in attendance

- Call to Order - Meeting called to Order at 6:37
- Motion and seconded to approve meeting minutes from 3-22-23.
- Introduction of guests: Tim O'Donnell - Heron Park President, Tom Gregas - Heron Park Vice President, Dana Perrin - Heron Park ARC committee, Sandra Fuentes FHR Genera Manager.
- Guest speaker, Sandra Fuentes from FHR spoke on various subjects including -
 - How the violation process has changed since FHR changed from Rosetta management to Grand Manors
 - Request resident notify them when violation has been reconciled.
 - More time may be granted to comply if a request is sent via email.
 - 4 decorative items are allowed
 - inspections conducted from their car only. they don't walk in the back of the property.
 - Tree removal follows Hillsborough Co. guidelines
 - Looking into streamlining violations between Fishhawk & Phoebepark HOA
 - Question from the floor...how long does the approval process (for borders, for example) take? Sandra responded it should take a maximum of 7 days after all parties have received notification.
- Todd made a motion that the following 5 landscape proposals be approved ...

5918 Phoebenest proposal # 186704

5812 Phoebenest proposal # 186685

5922 Phoebenest proposal # 186712

5826 Phoebenest proposal # 186696

5841 Phoebenest proposal # 186701

The motion was seconded and approved.

- Areas in the budget that are in a deficit are: landscaping, electric street lights, water & sewer (due to pool auto-fill malfunction, and postage.

- Juniper will contact the utilities to flag the underground utilities prior to removal of plants to avoid damages. HOA will notify residents when work is scheduled.
- Melinda presented the example for the new Phoebe Park Directory that will be coming soon to the community. It will be paid for entirely by advertising. She encourage residents to participate by filling out the directory information sheet. Recommendations for advertisers are encouraged.
- The motion was made and seconded to proceed with the Directory.
- Ellen listed a few items the board will be discussing in the future....
 - Changing our violation timeline from 3 months to 1 month to comply with Fishhawk's timeline.
 - How can we communicate to a handful of residents that don't have email? When the few are identified, Joyce Winters & Nancy Husing volunteered to deliver updates.
 - How do the residents feel about allowing portable basketball hoops in the sub? They are allowed by Fishhawk. Now that there are more young people inner community, it will be considered.
 - Fishhawk is conducting background checks for renters. Should we do the same?
 - Road sealcoating was cancelled due to the immense inconvenience. Heron Park reported they did theirs by closing off half the road at once. Todd will speak with DMI regarding this project.
- Barbara Ziegler has graciously accepted to take over the Support Committee from Ellen.
- Todd brought up the subject of documents stipulating that Vanguard request a copy of everyone's homeowners insurance. A good idea to know your neighbor's place is insured in case of a fire or flood.
- Question from the floor regarding the one time offer to remove the Crepe Myrtles. Management to discuss with attorney.
- Phoebe Park DOC's regarding elections are being revised by our attorney. This will be an agenda item for our next meeting.
- Private pool parties were discussed. There was a request to use the pool area for a private party. After much discussion by the board and residents, it was decided that the liabilities and capacity constraints were a consideration and the request was refused. Parties for residents - sponsored by our Social Committee are acceptable.
- Motion to adjourn and seconded.
- Meeting adjourned at 7:43

Melinda Walsh

HOA Secretary