

Phoebepark HOA Workshop Meeting Minutes
Thursday, November 2, 2023
6:30 pm - Poolside

Board Members Present - Ellen Chambliss, Todd Ziegler, Kim Pontillo, Melinda Walsh, Bruce Steinke and Meshell LaVergne from Vanguard

18 Residents Present

Meeting called to order at 6:30pm

The purpose of the meeting was to discuss many topics of concern in the community.

The Phoebepark monthly fee will be increasing January 1, 2024 from \$245.00 to \$260.00. Also, the one time annual Fishhawk fee will be increasing from \$64.00 to \$120.00.

Just a reminder of who is responsible for what in Fishhawk...

Fishhawk (Grand Manors) is responsible for consistency of individual property aesthetics within the community. Services are administrative, have mailbox numbers available, ARC reviews, legal issues. Their office is in Park Square.

The CDD office is located in Osprey Ridge. They are responsible for ponds, landscaping in Fishhawk, facility rentals, maintaining pools, tennis courts, fitness centers and pickle ball courts.

Todd, HOA Treasurer reported that approximately \$500k from the reserves have been placed in two separate CD's at a rate of 5 1/2% thru Edward Jones.

The new Election Guidelines are in place that require a candidate for the Board to submit their intention to run 40 days prior to the annual election next March. There are potentially 3 open spots on the Board for next year.

Our Documents require owners to carry homeowners insurance on their villas. Up to this point, it has never been tracked. Vanguard will track it for us for a fee of \$350 onetime setup fee and a \$100 monthly maintenance fee. The Board will vote on this proposal at the next Board meeting in December.

New pool keys will be distributed between now and December. There are many unaccounted keys floating around from previous residents that invite unauthorized guests. Each household will receive one key. Additional keys may be purchased at \$5 each.

There have been sightings of a large alligator in the ponds. As a safety concern, Ellen will call to see about having it removed.

There are utility boxes, (water meter, Verizon, phone lines), that have lids that are missing, broken, or in need of repair and pose a health risk if someone steps in the exposed opening. It is up to the individual homeowners to contact the respective utility about repairing them. We encourage you to do so to prevent any future accidents.

There is a major drainage problem behind the villas on Phoebe park that back up to Dorman Rd. During heavy rains, some villa lanai's experience heavy flooding. Todd & Ellen met with the representative from Central Florida Landscaping Co. last week to discuss solutions. This is the same company that installed the drainage system behind the villas on Phoebe nest 3 or 4 years ago. We are awaiting his proposals and estimates.

The Phoebe park pool has been leaking water for some time, but now the water bill to refill the pool has increased to \$380/month. The pool is in need of some costly repairs, but the water leak is the priority. One quote for re-doing the entire pool and pool deck was over \$82k. The pool would need to be closed for 60 days, so it would be smart to get this work performed before summer. A recommendation has been made to contact a pool consultant. The Board will be looking for other quotes.

There have been residents, delivery drivers, etc. that far exceed the speed limit in Phoebe park. Since there are new families with young children and the occasional loose dog that sometimes run into the street, safety is a large concern. Therefore, Melinda will check on the cost and possibility of installing speed bumps or humps.

The cost for asphalt humps was 3k/hump, which exceeds our budget. However, rubber recycled speed bumps cost approx. \$450 each plus installation. The Board is asking for any ideas on how to make the streets safer from speeding vehicles.

Meeting adjourned at 7:26pm

Melinda Walsh

Phoebepark HOA Secretary