

Phoebepark HOA Meeting Minutes

Wednesday, December 13, 2023

6:30pm

Osprey Club

Board Members Present - Ellen Chambliss, Todd Ziegler, Kim Pontillo, Melinda Walsh and Kim Morales from Vanguard.

Bruce Steinke attended via speaker phone.

Meeting called to order at 6:30pm

Meeting minutes from August 15, 2023, September 13, 2023 and November 2, 2023 were approved by the Board.

Pond report -

Reid Conner, owner of A&B Aquatics spoke regarding the maintenance of the Ponds in Fishhawk. Reid has submitted a \$600k bid to Fishhawk CDD to continue their work of maintaining and cleaning the Fishhawk ponds. The process will take 4-5 years to get the ponds back to the condition they should be.

Reid addressed questions from the residents about the cattails and lily pads in the Phoebepark pond. He said the technician is aware of the problem. They are spraying for the grasses around the pond. It should take 30-40 days for them to die. Each pond is scheduled for service once a month. Any questions or concerns, please contact Josh Croy at 813-657-6629 office or 813-808-9449 cell.

Treasurer report -

Treasurer, Todd Ziegler gave the the financial report. As of the end of November, we are have a deficit of \$8500, due to ongoing irrigation repairs, unforeseen pool repairs, street lights and postage. However, the good news is there is currently \$741,167 in the reserves. \$440k has been moved into 2 CD's which should give us a return of \$751,891 by the end of the year. We should have \$900k in the reserves by the end of 2024.

Election Process -

Kim Morales from Vanguard explained the new election process. There will no longer be nominations for the Board from the floor. All nominations will be taken from proxies only.

60 days prior to the annual election (in March of 2024), Vanguard will mail out the meeting agenda. (that's going to happen mid-January 2024 for the March election)

Anyone interested in running for the Board will have 20 days to return their intent to run along with their resume.

It must be received by Vanguard 40 days prior to the election.

Angela will mail out a letter explaining the new process to the residents in the near future.

Homeowners Insurance -

Our documents show homeowners insurance is required by each resident. We are asking Vanguard to monitor the proof of insurance by all the residents. As previously discussed, Vanguard will maintain this database for a startup fee and a monthly fee thereafter. Vanguard will be requesting the residents contact their homeowners insurance company and request a COI be sent to Vanguard annually. A reminder letter will be mailed to the delinquent residents. Angela will create a letter of notification to be mailed to the Phoebepark residents.

A motion was made and approved by the Board to accept this new procedure.

Gator Update -

Robert, the trapper has had no success in trapping the alligator in Phoebepark and Phoebenest ponds. The elusive alligator is quite large and moves from pond to pond.

Drainage concerns-

Todd reported on the current drainage concerns behind the villas on the Dorman side of Phoebepark Ave. When the villas were constructed in 2004/2005, the builder installed drains behind the villas which are now clogged with grass and wood chips, thus making them inoperable. Florida Landscaping was out the end of October to assess the problem. We are still waiting for a proposal and quote. The contractor proposes tying in the downspouts to the drains to flow to the street.

There has also been a report of clogged drains behind the villas on Phoebenest along the wall.

Utility Boxes -

There are numerous utility boxes throughout the community either miss lids or have broken lids causing a safety issue. We have inquired and discover it is the responsibility of the homeowner to contact the appropriate utility and report the condition so someone can come out and fix it. These could cause a serious safety issue if someone stepped in the open hole. Ellen encouraged the homeowner to make that phone call.

Speeding solutions in Phoebepark -

There was discussion among the residents on trying to find a way to slow down the traffic in Phoebe park. There are many new families with small children and many of the speeding vehicles pose a safety concern.

The topic of speed humps was not well received by the community.

Vanguard suggested sending the resident of the end destination of the speeder a violation letter. The community decided to try this measure, first.

Update on Pool leakage -

Bruce & Todd reported that a quote for \$695 is on Angela's desk from Red Rhino - the Pool Leak Experts to find the source of our pool leak,

The good news is, Todd turned off the pool pumps and there was no leaking.

He also had an electrician replace a 60 AMP breaker due to corrosion.

Motion was made and approved for the \$695 quote to Red Rhino

Information on Owners of Rental property -

Since Grand Manors now handles new rental property information, the HOA has no information of who owns the rental properties. Angela will check the documents to get us that information.

Property Inspections-

Each calendar quarter, there will be 2 drive-by inspections. The third month will be a walk-through both back and front.

Notify Ellen if you get a violation notice from Grand Manors, as the inspections will now be conducted by Vanguard.

Property Inspections prior to Moving-

A proposal for a Board member to inspect the property of villas that are put on the market. Any violations should be submitted to management and should be handled prior to closing. New owners should not be responsible for previous owners negligence. The Board approved this motion.

Committee Members Needed -

There is a need for more volunteers....either on a Committee, or the Board.

Barbara Ziegler will need someone to replace her on the Support Committee.

Please consider volunteering your time and talents to our community.

Meeting Adjourned at 8:20pm

Melinda Walsh
HOA Secretary