



Avondale Groves Board of Directors

Meeting Minutes: 02/20/18

Start Time: 6:30PM

Attendees: Tiffany del Valle, Tim Sullivan, Jason Komlodi, Charles Boissiere, George Granger

Adopt previous meeting minutes: Moved by Tiffany, seconded by Tim, unanimously accepted

TREASURER'S REPORT

2/20/18

BANK BALANCES

Operating: \$17,149.21
Savings: \$52,342.44
Undeposited: \$0.00

PAST DUE ASSESSMENTS

Date	Address	Amount	Details
Jan 2018	1528	\$275.00	Assessment and late fee #1
Jan 2018	1625	\$325.00	Assessment and late fee #1
Jan 2018	4313	\$325.00	Assessment and late fee #1

2017 TAXES

Notified CPA of intent to file on January 16, 2018

2018 Sunbiz Filing

Completed 2/20/18

Standing water – eastern end of Avondale Ridge Dr.

- Requested bids from 4 companies - Received bids from 3
 - Michael D. Crow & Associates – 2,925.
 - Survtech Solutions – 4,880.
 - Hillsborough Surveying – 1,850.
 - George discussed details of the proposals
 - The bid from Hillsborough Surveying is preferred – lowest price and covers required actions
 - The board vote; Moved by Charles, unanimously accepted.

- Current standing water and small trees in the affected areas may obstruct completion of this effort.
 - George will communicate with the selected provider notifying them of our selection. Also discuss if they can proceed given the current state of the affected areas.

Gate Repairs Update

- Calling system and main board replacement needed - three options to resolve considered;
 1. Replace and install the same make/model equipment \$2325.75 and recommend surge protection at a cost of \$822.60 (total with surge protection, 3148.35).
 - a) A sub option with this route is a lower priced model without certain features. Tim will get confirmation that this model includes all features we currently use or could benefit from.
 2. Replace the call system with another brand with updated technology for \$4567.60. This new equipment would include surge protection.
- The board voted to pursue option 1. And sub option a) if appropriate.
 - Moved by Jason, 2nded by Charles, unanimously accepted.

Road Repaving Proposals and Budgetary Review {This is only to validate the correct financial reserve needed and is not expected to be needed soon}

- After review, a physical measurement of our roads is needed to insure we are saving enough in the reserve account.
- George suggested considering doing resealing to extend the life of the roadway.
 - This is commonly done on public roads and is a cost effective way to get more use from roads before needing to repave.
 - George will ask for a proposal which can be used to further determine the correct reserve limit needed.

HOA finances

- The board is mindful that above amounts are not budgeted and will come out of reserves. As the neighborhood gets more mature, requiring additional attention to maintenance and related costs. The association will need to review current dues amounts to confirm it is still adequate to cover all requirements.

New Business

1. Tree Trimming Standards – further discussion with the board. The adopted standard for trimming trees which border the roadway:

- Other considerations that need to be accommodated by this standard;
 - Passage of large utility vehicles; Garbage, FedEx/UPS trucks, etc.
 - Residents with RVs and other large vehicles. {This was advertised as a feature when advertising this neighborhood for prospective buyers}
 - Obstructing these vehicles is a safety hazard when they turn to avoid tree branches in their way.
 - The branches can damage paint on the vehicles.
 - A longer-term issue is having large trees on the edge of the road will eventually lead to roots from the trees damaging the road. Resulting in road repairs which may be the responsibility of the particular homeowner.
- Considering above it was agreed that any tree branches overhanging the road need to be a minimum height of 14 feet over the road.
- The board vote; Moved by Charles, unanimously accepted.

2. A letter was received from member, Drew Barthle requesting reimbursement for repairs to his irrigation system. Mr. Barthle requests \$45.97 for damage caused by the Association's landscaping company.

- Further details were submitted

"The sprinklers were broken for probably a year or more and were scalped on top from being hit by whatever lawn mowing company was working for the association at the time. I had brought it up once before when I was on the board but put off repairs as I just stopped using those zones when I would use my sprinklers. When I repaired them I cut the pipes so that they would come back inside the fence line and couldn't be broke again. I submitted the request as the lawn company was acting as an agent and working for the hoa and i know it's not your fault, but I didn't think it would be questioned. Keep in mind I have been using my water/electricity for 10 years to water the hoa plants on my side. I also thought I was being pretty reasonable doing all the work myself, and not hiring a company that would have costed a hundred dollars more."

- The board rejected this claim –following are some reasons that affected the decision;
 - If accepted – this would be for the account of the landscaping provider.
 - Due to uncertainty of when the incident actually occurred – it is not clear who is responsible.
 - Extraordinarily long time that apparently elapsed since the alleged incident.
 - Lack of specific evidence.
 - The board vote; Moved by Tim, 2nded by Jason, accepted by Charles, declined by Tiffany.

Next Meeting: March 20, 2018 @6:30PM

Adjourn Time: 7:48PM