

TREVI AT THE GARDENS HOMEOWNERS ASSOCIATION INC.
BOARD OF DIRECTOR'S MEETING MINUTES

Thursday, January 16th, 2020 at 6:30pm

Bill Abelkop Residence – 4589 Mediterranean Circle

Call meeting to order: Bill Abelkop called the meeting to order at 6:36pm.

Establish a Quorum of the Board: Those Board Members present to constitute a quorum where: President, Bill Abelkop; Vice President, Jeffrey Gorfido; Treasurer, Pamela Metz via phone; Secretary, Mohammed Haji; and Director, Andrew Filipowski. Andrea McMinn, LCAM, Property Manager with Advantage Property Management was also in attendance. Four members of the community were in attendance.

Review prior Minutes and approval: Prior meeting minutes of September 26, 2019 and December 13, 2019 were reviewed. Jeff suggested one minor change to the December minutes. Flip made a motion to approve both minutes, as amended, Mohammed seconded and all approved.

Financial Report:

- The Board reviewed the account receivable for the first quarter where there were several owners that had not paid for the current quarter. Management suggested that it may be best to review the aged receivables the third week of the quarter.

New/Old Business:

- Tasks for Immediate Action
 - Concrete by Bridge – Bill suggested an option would be for walkway stones to be placed instead of concrete. Jeff mentioned that it needs to be up to ADA requirements. Bill would like management to have all three bids for concrete work by the February meeting. Jeff suggested to shut down the entire side of the bridge and the Board was in agreement.
 - Comet Security – Bill spoke with Comet and received a contract from them that expired in 2017. Comet agreed to provide individual service to the homeowners if the HOA cancelled. Bill made a motion to cancel the contract effective the end of February (March 1st). The motion was seconded by Mohammed and all approved.
 - North Aerator – management reported that the north aerator was being worked on and should be finished by the end of the next week according to the maintenance company.

- Gate Decals – Management asked if the board wanted to purchase decals now while new gate equipment was being researched or wait? Bill reported that he had a quote from Royce for a new reader in the amount of \$5,366 + \$7.30 per window sticker. Bill will contact Victory Access for another quote and then the Board can make an informed decision at the next Board meeting.
- Hood Road/Mediterranean Road Issues – management received an email from the city stating that they hadn't forgotten about us. Bill asked if the Board should reach out to them. Renee mentioned that the city was supposed to do a street light study. Bill will contact the city. Renee noted that four items should be considered which were trees, monument sign, street light and sign on Hood Rd.
- Lighting – Front entrance & street off Hood Rd. – Bill is meeting with Illuminations on Friday. Also, Illuminations installed the street lights which are LED. Renee was asking about lighting by the front fountain. She noted it was very dark there.
- Pressure Cleaning of Common area – Bill received a proposal from Sergio's Painting for the common area and gutters in the amount of \$4,680 plus \$65/homeowner. Management mentioned that the quote she had received was approximately \$1400 for the community. Need to verify that the quotes include the sidewalk by the lake.
- Trevi Gmail account – Renee gave the history of why the Gmail account was established. Jeff suggested to discontinue the account. Bill suggested to put a disclaimer on it stating that it will be no longer used.
- Reserve Study – Bill spoke with the company that generated the reserve study and after review it appears that the Association is approximately \$150k short on reserves. Management suggested that everyone take a look at the study and review prior to the next meeting. Bill expressed concern about letting residents know about the current way the reserves were funded. Management suggested asking the attorney about how to proceed.
- Tasks for Action in 2020
 - Advantage Property Management contract – Bill will be meeting with Barbara, Friday, January 17th to discuss the amount of time allotted in the contract for budget purposes. It's understood that the current contract has two hours of management.
 - Banks – Discussion regarding having two different banks. Currently Valley holds the operating and reserve cash and Centerstate bank only receives quarterly ACH transactions for the assessments. This was done due to the fact that Valley was going to charge much higher fees for ACH transactions. The Board agreed to look into only having Centerstate for all Trevi accounts.
 - New Owner Application – Demerski, 4632 Mediterranean Circle. Bill made a motion to approve the application, Jeff seconded and all approved.
 - Pressure Cleaning roofs – Sergio painting gave a quote for \$21k for all 75 roofs. Management will obtain another quote for comparison.

- Review of Contracts – Beach Environmental and Vulcan Pest Control were working on the property for rodent bait stations at the same time. Beach is looking for payment since March. Management will give Jeff the information to look into paying Beach Environmental.
- Comcast Contract – both Bill and Jeff have reached out to Comcast trying to find the local representative.
- Tasks for Future
 - Painting of buildings, Reserve Study update and Roof Replacement are all areas that need to be reviewed.
- Open Forum
 - Mohammed asked about a late fee for a homeowner that had sent his information to management asking the Board to waive. The Board unanimously agreed to waive the late fee for the owner.

Next Board Meeting: The next Board meeting and all future meetings will be scheduled for the last Thursday of the month. The next meeting will be Thursday, February 27, 2020.

Adjournment of meeting: There being no further business to discuss, Bill made a motion to adjourn at 8:04pm; Flip seconded; all in favor.