



**WATERFORD PATIO HOME OWNERS ASSOCIATION
MINUTES – June 10, 2020**

Present: Richard Anderson, VP, Marsha Souza, Treasurer, Jan DeProspero, Secretary

Meeting was called to order at 7:00 p.m.

Minutes for May were emailed previously and are accepted.

Treasurer's report was emailed and is accepted. All dues have been paid to date. House on Bristol that had been foreclosed on 5911 has paid and has some delays on roof replacement due to covid. Marsha paid HOA insurance, this year it went up to \$5709 from \$4700 last year.

OLD BUSINESS:

Pending

Drain problem at the pool – Skip reported that he called Davis Plumbing to investigate the drain problem at the pool. Skip has a meeting with them this week, the pool has been closed due to corona virus. – Skip dug up and could not find it, Davis Plumbing is sheltering in place. He will try again tomorrow. – still pending Davis does not have the camera to find it, we will call Bloodhound back and explain how many times we have tried to find it based on their drawings. – still pending skip is away

Painting of perimeter walls for community — Marsha sent notices to homeowners along the wall informing them to trim their interior landscaping along the walls – the painters placed notices on the walls that the interiors would be painted – Marsha removed them as this is not part of the contract – wall on castlegate and by the pool has not been painted because not in contract. Hartzell is going to paint it, we are going to have to pay extra to get it painted. Skip to get price. Wall at end on Newcastle at end of circle, in the past homeowners have taken care of it. – Alana at the end in the green house has taken care of her half. The other tenant has not – we will send him a letter to paint it white. Marsha to send letter. Wall on castlegate, the 3rd home has a wall many years ago they had us paint that but now he wants it painted, Richard requested a survey from him. – we now have 3 estimates: survey shows wall is on our side so we will need to paint, full size copies went to Richard. Pool wall, pool house and wall on castlegate.

JMJ - \$2900

CRS - \$3000

Hartzell - \$3275

Motion was made to approve JMJ. Motion Approved.

Wall that separates patio homes from big homes on castlegate - We are going to send Kathryn at Next Gen Mngmnt the surveys so they can review the property line to see if they will kick in. (Engineer says its on our side).

Inspections – We will need to be flexible with due dates for work to be done due to COVID and people being out of work.

Pool Shade and Pavers – on hold for now – still want to do

Beautify Sterling Entrance - Florida Nursery Mart will come out and take pictures and give you a rendering of what it will look like. Its \$95 for the rendering and list of plants used in rendering. We can then show that to Ron and Ron can get the plants. (We can also have them do the island and the entrance on castlegate and Waterford). They can do all of the renderings at the same time. Motion was approved to get the renderings. – Marsha made an appt with Florida Nursery Mart and they came out and said they do not do HOAs. – Richard will come up with a design and we can meet with Ron from True Turf to help us figure it out as he will get better prices on plants, he is just not a designer.

NEW BUSINESS:

Sprinklers - Island getting Dry – All green has completed this. We need to call them about the timers. We are going to have all green show us how to work it and what time they are supposed to come on.

Parking Commercial Vehicles – Due to Covid, some workers are being asked to take their commercial vehicles home at night,

Covid – Lets discuss what might come up and how we will handle situations as they arise – proactive vs reactive

Next meeting will be July 8

Action Items:

Marsha Souza:

- Continue to Add to and review George's Maintenance list with HO members.
- Marsha to send surveys to Kathryn at Next Gen
- Marsha to write letter to 5801 Brighton to paint his house – neighbors are complaining, trees are overgrown, property needs attention
- Marsha and Jan to send letter to Jan's nasty neighbors about not paying for the fence.
- Marsha's to send board members letters of acknowledgement for signature.
- Marsha to get representative info on 5961 Bristol owner passed away, beneficiary has now also passed away, is in probate.

Skip Shaw:

- Skip to call bloodhound on pool leak
- Skip will add the signs back up at the pool for surveillance

Richard Anderson: Richard will come up for design for Sterling Entrance.

Jan DeProspero:

- **Jan to send zoom invite if we are still in covid**

Travis

- Get Price to extend Driveways