

What: Monthly Board Meeting
When: 7:00pm Wednesday, October 3, 2018
Where: Veranda Club, 2nd floor

Board of Directors Meeting – Agenda/Minutes

<p>Call to order, introduce Board members attending President – Toby Maners - present Vice President – Glenn Calabrese - absent Treasurer – Debbie Covitz - absent Secretary – Julie Goodwin - present Director – Jill DePalo - absent Director – MJ Groesbeck - present Director – Ed Keisch - present Director – Deborah Posner - absent Director – Beth Rees - present Alternate Director – Hugo Infante - absent Owners attending: 1</p>	
<p>Motion made by _MJ_, seconded by _Beth_: Approve (and waive reading) Minutes from 9/5/18 Board Meeting. In Favor: All Against: None</p>	
<p>Report from the Treasurer</p> <ul style="list-style-type: none"> • 2018-19 Dues as of 10/3/18: Paid in full – 209. Payment plan: 3, next and last payment is due Oct 1st. • Collections: 3 properties not on payment plan, have not paid dues. HOA previously filed liens and is proceeding to file complaints to foreclose. • HOA budget, bank account status as of 10/3/18: \$64,964.04 in accounts. 	Treasurer
<p style="text-align: center;"><u>Committee Reports</u></p> <p><u>Neighborhood Incidents</u></p> <ul style="list-style-type: none"> • Neighborhood Watch Meeting was held on Monday September 17 at 7PM at Sugar Sand Park • 22 homeowners attended. Deborah Posner collected Neighborhood Watch member contact information and made clear that it would be shared with the group for communication purposes only. She will followup with PBSO to formally register the newly formed Amberwoods Neighborhood Watch (and obtain our signs). Another meeting will be scheduled at Deborah Posner's house to select a Coordinator. • Board needs to discuss and decide: <ol style="list-style-type: none"> 1) Does HOA want to pay for 2 additional signs? Motion made by _Ed_, seconded by _Toby_: Approve the purchase of 2 more Neighborhood Watch signs at a cost of no more than \$50 per sign. If \$50/sign is not sufficient, Neighborhood Watch should inform Board and Board will approve new motion at the Nov 7 Board meeting, assuming the cost is "reasonable" (left undefined during the Board meeting). In Favor: All Against: None 2) How and where will the signs be displayed/mounted? And who will do it? No decisions made yet on these questions. Neighborhood Watch members should discuss, investigate options, and propose. 3) What should we do with the PDFs of Neighborhood Watch brochure and manual that Deborah sent? Motion made by _Toby_, seconded by _Ed_: Ask Julie to create a Neighborhood Watch tab on the Amberwoods website and provide links to the pdfs provided by Deborah Posner with Neighborhood Watch info. In Favor: All Against: None 	Board
<p><u>Communications Committee (MJ Groesbeck, Debbie Covitz, Julie Goodwin)</u></p> <ul style="list-style-type: none"> • Review Amberwoods website usage statistics from Google Analytics (September) • Matching Mailbox Program: 37 installed (no new mailboxes installed in September). 	
<p><u>Lighting Committee (Glenn Calabrese, Toby Maners)</u></p> <ul style="list-style-type: none"> • Estimates for lighting improvements, repairs: Glenn will request estimate from R&R Electric for item #1 below using 2 LED spots per sign. <ol style="list-style-type: none"> 1) Change Toledo monument sign lighting to 2 LED spot lights; or use top-mounted solar 2) Add electric and 2 LED spots at Redbay, Fig, Acacia monument signs; or use top-mounted solar 3) Add spot lighting on palm trees at Toledo Rd entrance 4) Add a streetlight by connecting to closest owner's electric (adds about \$6/month to owner's bill) instead of closest HOA streetlight Lighting Committee recommends waiting until next budget year for any more lighting work: - R&R Electric estimate for #1 = \$425+tax. - Coastal Source estimate for #1 + #3 (transformers, 2 LED lights for signs, 6 LED lights for trees) = \$2070+tax. • HOA streetlight repairs: Requested repairs on 7/12/18 and again on 7/31/18, status as of 10/3/18: HOA has the parts, waiting for schedule from R&R Electric. Repair labor = \$447.25 (from Light Maintenance budget) 	

6753 Hollandaire W – always on – not fixed

21551 Kapok – never on – not fixed

- **Repairs reported to FPL:** none

Landscape Committee (Glenn Calabrese, Jill DePalo, Julie Goodwin)

- **Irrigation status**
 - **Upgrade sprinkler system** - Board authorized the following repairs at the Sept 5 Board Meeting:
 - **\$400.00 in labor and \$420.00 in parts** - two-inch Irritrol 100 series valves in zone #18 and #19
 - **\$100.00 in parts, and \$610.00 in labor** - 7 heads need to be replaced in the area of the clock and to the east. Zone #20 needs to raise two heads, make two heads twelve-inch popups and make three rotors into popup sprays. Zones #19 & #20 should run together to optimize time.
 - **Julie will followup with Bill LeBaron to find out when the repairs have been completed.**
 - **Prevent rust stains on Amberwoods signs?** On 9/21/18 KMR adjusted and moved some sprinklers at the signs to avoid spraying water on them. Landscape Committee will monitor rust problem to see if it is corrected.
- **Should HOA consider changing landscape companies?** Landscape Committee met with Bill LeBaron on Sept 11 to discuss problems we experienced with KMR: Irrigation pump failure and response time to issues reported by Board members. Bill said that he will work with his crew to improve service and communication. The Landscape Committee decided to give KMR more time to improve before considering hiring a new company.
- **Toledo West sign damage 3/29/18**
 - **Driver's insurance information** - 5/18/18 letter to driver requesting insurance information; no response 6/29/18 Driver insured by Geico, HOA filed claim for sign, landscape, sprinklers, private property fence 8/20/18 – Geico still investigating, reimbursement not likely
- **Upgrade signs with tile façade?** Jill requested an estimate from Signations, waiting on response.

Maintenance Committee (Toby Maners, Debbie Covitz, Glenn Calabrese, Ed Keisch)

- **Approvals**
 - 21534 Sassafra - 9/9 new shingle roof
 - 6488 Amberwoods - 9/13 stacked stone on front entry walls
 - 21550 Toledo - 9/13 accordion shutters
 - 6478 Amberwoods - 9/17 new concrete driveway, etc.
 - 21553 Toledo - 9/24 2 shades of gray paint for wood siding, trim, front door, etc.
 - 6590 Hollandaire Dr W – 10/2 sent approval letter for new roof after homeowner sent info for new roof
 - **Maintenance**
 - **Violations**
 - 6590 Hollandaire W 9/3 HOA complained to owner: "frat house" parties, loud noise, drunken party-goers in street 9/24 HOA attorney demand letter: by 10/8 owner must require only members of same family as tenants, and cease the parties
 - 6218 Amberwoods 9/24 HOA attorney demand letter: by 10/8 owner must vacate 4/2017 sale to corporation that violated Restrictions
 - 6240 Amberwoods property has been turned in to PBC Code Enforcement, and the Association's attorney is involved, on 9/28/18 sent demand letter for mediation
- 9/21/18 – 9/29/18**
- Amberwoods Dr**
- 6016 - lawn, excessive weeds, vines growing on house.
 - 6004 - lawn, landscape, driveway mildew
 - 6026 - dirty concrete, rotten fascia
 - 6116 - sent email asking about different paint colors on house, awaiting response
 - 6128 - roof, driveway, sidewalk mildew
 - 6175 - new owner mid-July 2018, asked owner about plans to paint the fascia, clean the roof
 - 6264 - driveway paint, sidewalk mildew
 - 6347 - lawn bare spots
 - 6354 - sent email asking when fascia on south side will be painted, awaiting response
 - 6444 - driveway/sidewalk mildew, weeds front and back
- Kapok Circle**
- 21519 - lawn and mailbox
 - 21524 -bare spots in lawn
 - 21530 -no letter from the Board: the owner is doing major renovations and has already replaced the roof and most of the exterior siding. The owner plans to replace the fence and will handle the landscape after that.
 - 21589 - driveway mildew
 - 21595 - driveway mildew
 - 21614 - roof and driveway mildew
- Hollandaire Dr E**
- 6289 - sent email about awning frame. Owner's reply: owner will be painting house, then adding awning on existing frame
 - 6288 - south side of house needs to be painted
 - 6339 - mailbox

<p>6346 - no letter from the Board: Board will wait until after 11/30 to ask owners to open/remove hurricane coverings</p> <p><u>Arbor Way</u> 21579 – what does Board want to do about this property? All Board members should review this property and provide recommendations at next Board meeting</p> <p>21566 - lawn and mailbox 21580 - fascia needs to be painted 21593 - rotten fascia front, back, side. Owner's reply: waiting for dry weather to repair and paint.</p> <p><u>Hollandaire Dr W</u> 6644 – what does Board want to do about this property? All Board members should review this property and provide recommendations at next Board meeting</p> <p>6681 - requested specific plans and dates for cleaning and painting house, replanting landscape 6698 - driveway mildew 6727 - peeling/chipped paint on front wall 6590 - replacing roof without prior Board approval</p> <p><u>Redbay Rd</u> 21570 - driveway, sidewalk mildew</p> <p><u>Cavandish Rd</u> 21550 - lawn, landscape weeds</p> <p><u>Toledo Rd</u> 21567 - peeling paint on front door</p>	
<p>Other Topics/Other Business from Board Members</p> <ul style="list-style-type: none"> • The St Jude Fall Festival is approaching (November 1-4, 2018) and the Church would like to seek approval (as they did last year) to use designated areas of Amberwoods right of ways for parking. The church will provide a license agreement (as they did last year) to cover Amberwoods with insurance coverage in the event of any damages (last year we had none). Motion made by _Toby_, seconded by _MJ_: Approve St Jude Church's request to use designated areas of Amberwoods right of ways for parking, as long as the church provides insurance coverage in the event of any damages. In Favor: All Against: None • Motion made by _Toby_, seconded by _Beth_: Move the following agenda items to next month's Board Meeting: In Favor: All Against: None <ul style="list-style-type: none"> ▪ Upgrading Entrances – add posts & rope in swale at corners, like at Timbercreek and Millpond entrances? Need estimates. ▪ Background checks for tenants? 	Board
<p>Next Board meeting is Wednesday 11/7/18 at 7pm at the Veranda Club.</p> <p>Motion to Adjourn made by Toby, seconded by _Toby_ at _Beth_ at 8:25pm In Favor: All Against: None</p>	Board



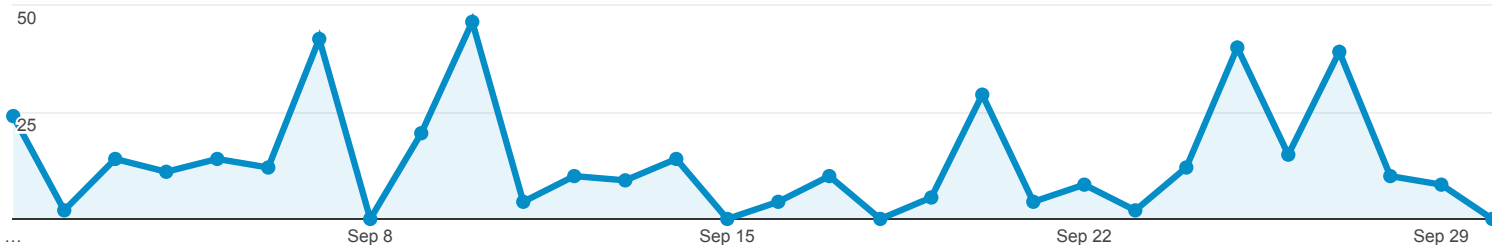
Content Drilldown

All Users
100.00% Pageviews

Sep 1, 2018 - Sep 30, 2018

Explorer

● Pageviews



Page path level 1	Pageviews	Unique Pageviews	Avg. Time on Page	Bounce Rate	% Exit
	408 % of Total: 100.00% (408)	176 % of Total: 100.00% (176)	00:00:37 Avg for View: 00:00:37 (0.00%)	6.59% Avg for View: 6.59% (0.00%)	22.30% Avg for View: 22.30% (0.00%)
1. /	158 (38.73%)	70 (39.77%)	00:00:21	8.82%	24.05%
2. /meeting-minutes/	42 (10.29%)	21 (11.93%)	00:01:00	0.00%	30.95%
3. /news/	36 (8.82%)	15 (8.52%)	00:00:22	0.00%	16.67%
4. /contact-us/	32 (7.84%)	12 (6.82%)	00:01:11	0.00%	31.25%
5. /information/	24 (5.88%)	11 (6.25%)	00:02:03	0.00%	20.83%
6. /nextdoor/	20 (4.90%)	8 (4.55%)	00:00:22	0.00%	35.00%
7. /safety-recommendations/	18 (4.41%)	7 (3.98%)	00:00:06	0.00%	11.11%
8. /forms-used-by-board/	14 (3.43%)	3 (1.70%)	00:00:05	0.00%	7.14%
9. /by-laws-and-restrictions/	12 (2.94%)	5 (2.84%)	00:01:21	0.00%	33.33%
10. /arch-review-board-forms/	10 (2.45%)	5 (2.84%)	00:00:30	0.00%	30.00%
11. /calendar/	10 (2.45%)	3 (1.70%)	00:00:16	0.00%	0.00%
12. /estoppel-requests/	10 (2.45%)	5 (2.84%)	00:02:16	0.00%	0.00%
13. /trash-pickup/	8 (1.96%)	4 (2.27%)	00:00:17	0.00%	12.50%
14. /committees/	6 (1.47%)	3 (1.70%)	00:00:07	0.00%	0.00%
15. /hurricane-preparation/	4 (0.98%)	2 (1.14%)	00:00:07	0.00%	0.00%
16. /?s=Neighborhood+watch	2 (0.49%)	1 (0.57%)	00:00:07	0.00%	0.00%
17. /safety-advice/	2 (0.49%)	1 (0.57%)	00:00:01	0.00%	50.00%