

Gardens of Forest Lakes Condominium Association, Inc.

Board of Directors Meeting Minutes

Date: 08/17/2022

Time: 7:00 PM

Place: Ameritech Offices 24701 US Hwy 19 N Suite 102 Clearwater FL 33763

Call to Order: 7:05 PM

Establish Quorum: Quorum established, David Shields and Cindy Lenok in attendance, Jaime joined in progress via Zoom.

Minutes: Will be coming

President's Report: Reestablished communication with Tommy with T-4, requested tree trimming bid, grinding stumps on Sycamore and Loblolly and Sabal. Talked with Dave with Sprinklers Unlimited, board raised concerns about his familiarity with the system and location of meters. Board asked to verify leak at 130 is not leaking anymore. Discussed the need to replace timer. Discussed discrepancies with sprinkler billing. Discussed having Vince Davis put in lights at Camphor.

Treasurer/Secretary Report: Discussed accounts in collections, payments were reflected in the new reports, Attorney directs Ameritech on how to apply payments once they are in collections, payments may be applied to late fees and interest instead of principle balance. 30 and 60 day notices are being sent, once they hit 90 days they are being referred to the attorney for collections. Accounting will provide an explanation for what is falling into miscellaneous income. Inquired about the delay in the Paul Davis draw, according to Ameritech request was not received until April and processed, but board believes the request for the draw was made much earlier then that and would like an answer from Ameritech on why the draw request was delayed. Applications were discussed, board requested any old applications up to the time applications were halted, since they were not collected within the last year they will have to be requested from storage. Invoice from Dunedin plumbing has not been received, it could be possible they billed the homeowner directly. Discussed Servepro service for damaged homeowner, board communicated to Ameritech that we do not do anything other than the drywall, it is the owner's responsibility to remedy everything else. Ameritech agreed that this will be the policy moving forward and will check with the board before calling out a vendor for unusual circumstances. Tree debris behind 140 was discussed, we are ok with waiting for the tree trimming to be done but the plan needs to be communicated with the board and the homeowner. Discussed hiring a handyman, we are reaching out to an applicant but have not

gotten in contact with him yet. Ameritech will conduct all interviews and not the board, but Ameritech will consult with the board before hiring. Board asked about the preferred vendor program with Ameritech, while details were not discussed, it is a blend of marketing and performance, so it is not 100% performance based. The board does request that we do not select vendors solely based on being on the preferred vendor list. The board also made it crystal clear that JBolt will never be permitted to do work in Gardens of Forest Lakes ever, and Keith will get the information as to the past history between the board and JBolt. Website charges were discussed, and expectations of maintaining the website were also discussed, and an explanation of the difference between the contract and the actual charges was requested. Board workshops were discussed, and it was agreed they are productive and should continue. Homeowner asked about discussions between the board and Ameritech, and it was made clear that the board meetings were the forum to discuss the issues and communication between Ameritech and the board and these discussions should continue in the future.

Manager's Report: Received 3 bids for tree trimming that were given to the board, board indicated that they will table a vote until Tommy with T-4 can submit a bid. Appointment with JBolt was cancelled, will meet with GC-1 and Paul Davis on obtaining quotes for the staircase repairs. Welcome packet was provided to the board, board requested parking information to be included with the packet. Number of board members were discussed, if there is any interest we can appoint up to 5 until the next annual meeting, at which time we can elect a full board if there is enough interest from the community to serve.

Next meeting was scheduled for September 21st at the Ameritech office and Zoom.

Owner's comments: Question about the Paul Davis draw, board stated that they dispute Ameritech's timeline.

Meeting adjourned at 8:37 PM.