

Board of Directors Meeting 11/19/21

Meeting Commences at 11:10am in the Longboat Room

Chris Stancil, CAM
Sharon Hunnewell-Johnson, President
Ricky Johnson, Resident
Sharla Helton, Vice President
Kristen Iwan, Treasurer
Trina Belanger, Secretary
Tom Smach, Resident

(Rick Jackson briefly stepped in to update HOA on some items listed below:

- South Gate is not operable at this time and has been for some time. Rick is working on the fob and gate transmission.
 - Structural survey and Certification and Scope of Work for the building are being done. EMA structural engineers of Largo is the Company doing the work.
 - Puddles of water found in the garage area, but difficult to find cause. Rick is aware and trying to determine the source.
 - Red fobs need to be reprogrammed for residents for 1 year at a time
 - Dryer vent cleaners are recommended for all residents to use for vent cleaning. Residents may have to hire someone to reach through the vent tubes in order to get through the lint.)
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- Minutes approved from last meeting 4/9/21
 - Residents of South garage have a common door to the Recycle bin and the rolling carts. The door locks were changed and now accessible to anyone without locking. A motion light works upon opening the door
 - Discussed renters overloading areas with boxes. Sharon has given our CAM and the Hyatt admin a copy of our HOA directory.
 - Chris provided our attendees with a new directory.
 - A new website for HOA, Aqualearesidences.org has been provided by Ameri-Tech. This website allows access all association information, email blasts, automatic payment forms, etc.
 - Owners are starting to see lock boxes reappear out in the garage areas, being used for the rental properties here.
 - Need to establish an Aqualea HOA policy including parking pass request, trash, recycle, box drop, maintenance, black fob use, red fob use, etc. instruction. Sharla has developed a policy for her renters and will provide this to Chris who intends to meet with Beach Rentals today.
 - Discussion of Gift cards and cookies to be distributed to Hyatt staff from our HOA. Trina will acquire a current list of all Hyatt employees and the board will determine the amount for each employee. TBD.
 - Common garage space. Salt room cleaning, and other rooms in garage will be looked at and repaired, painted, fixed as needed.

- A/C handlers for residents continue to need maintenance and cleaning as the water flushed is black and continues to be black despite how new the A/C is or how often it is being done.
- Westmont Management: discussion includes money owed back to us regarding COVID business of Hyatt being down for 2020 and yet we were paying the same amount as a high revenue year, along with other refunding issues. -Routine expenses that we are paying towards, that we don't use frequently or with less frequency than the Hyatt patrons.

-A court case from 2020 residents sued the ownership and won. this case involves a Similar situation as for Aqualea residents.

HOA discusses this case in an effort to pursue Westmont Mnmt For backpay or other due charges.

- Last year's budget is Agreed upon by the Board Members
- Residents discussed charging stations for eCars. We need quotes. Each residents will pay per charging unit if that is how it is Determined.
- looking at garage entry door mat and logo for Aqualea Residences And determining Our Brand for Aqualea HOA going forward.

Meeting Adjourned 12:45 pm