

CLEARBROOKE TOWNHOUSE CONDOS BOARD OF DIRECTORS MEETING

Monday, February 21, 2022

Website: <https://clearbrooketownhomes.org>, Facebook Group: Clearbrooke Clearwater
Neighborhood

BOARD OF DIRECTORS MEETING

Meeting Called to Order: 6:31 PM by Tony Armer

Certify Quorum of the Board: Quorum Established (Present BOD: Tony Armer, Kiva Alvarez, and Donna Kamp)

Certify Proof of Notice: Verified

Ameri-Tech: Robert Kelly

Homeowners (signed in): Mike Lansing 1822, Stephen Bacon 1804, Pat Edwards 1809, Emmanuel Juan 1831, Tina Dovellos 1832, Jack Fyda 1833, James Canavah 1839, Peggy Rogan 1866, and Roger Harrison 1887.

New Business:

- 1. Spectrum Cable & Internet Bundle:** Nick Romer from Spectrum gave the details of switching all the residents over to Spectrum as a bundle for all units. We currently have 66 out of 96 units/residents that have Spectrum currently. Price - \$51/per person plus fees of \$4.09 = \$55.09/per unit per month for both cable and internet. Cable would include all channels except premium channels (Showtime, HBO, etc.) but those can be added individually; as well as other services, such as a land line phone, etc. and the additional services would be billed directly to the resident. Our service would contain Cable and Internet: 2 cable boxes (including 1 DVR), Spectrum App, Ultra internet with 400 meg which is the highest at this time (any upgrade would be included). The association would have to sign a 5-year agreement which includes a 5% increase annually which is around \$2.50 per person. If we sign a contract by March 31st, then we can get a \$100 per unit bonus to help offset initial costs. For those under contract with other service providers (such as Verizon), Spectrum will not offer a buyout so residents will need to talk to their current providers as to discontinuing services. Spectrum would give a 30-day acclimation period so this would not go into effect until April 30th, 2022. The board will try and discuss how to cover these costs and may have to issue an additional monthly assessment. Ameri-Tech to send a letter to residents

about the potential change to give them time by the next meeting to send in any grievances or approvals.

Old Business:

1. Delinquencies:

- a. **1883** – No longer delinquent but new owner needs a welcome letter with fee schedule to be able to know what their dues are.
- b. **1843** – Resident was on a payment plan but has again fallen behind, next step to start the lien process.
- c. **1819** – Mediation completed, and fees will potentially be waived if terms followed.

2. Violations:

- a. **1882 Wet Wall Update** – J Bolt no quote yet, Specialty Builders sent reasonable quote of \$3,795. Tony motioned to approved, Donna 2nd, Kiva 3rd approved.
- b. **1803 Over Weight Limit Dog & Background check needed on additional occupant** – Received the emotional-support animal doctor's approval; however, we need the doctor's credentials verified. Resident said they will send that; as well as, the background check for additional occupant.
- c. **1815 Unauthorized Drain & ESA Credentials** – Resident was fined for the drain & 2/4/22 fine letter sent, drain still not hidden, recommend start the fining process again with a 14-day notice. Regarding the dog, the doctor letter received is from an out-of-state practitioner, our attorney sent a letter 2/9/22 to the practitioner to clarify. The dog has now been spotted three times being unleashed and a warning letter to be sent to the owner as this violates Pinellas County ordinances (Chapter 14, Section 14-63).
- d. **1819 Dog Waste Behind Building** – Owner needs to follow mediation requirements.
- e. **1820 Awning** – Resident received second letter so next step is fining committee.
- f. **1827 AC Drain Line** – Ameri-Tech to escalate to the next level.
- g. **1833 Lanai Clutter/Fines** – Owner has cleaned everything up and the board voted to waive the fines. Tony made a motion waive fines, Donna and Kiva both approved.
- h. **1847 Unauthorized Awning** – Done and removed.

- i. **1871 Broken Window & Car Ruining parking spots & street's asphalt due to Car Leak** – Start fining process again for broken window and sent urgent notice re: parking spots.
3. **1817-1823 Subterranean Termites:** Done. Haskell treated the termites.
4. **Subterranean Termites:** Termite company, Haskell, is going to give us a quote to treat and maintain all the buildings.
5. **1888 Pepper Trees:** Pepper trees are considered one of the most aggressive and invasive species found in Florida. John Evans Landscaping cut them down and now they are to be maintained.
6. **Landscaping:** Spoke with John Evans, the landscapers will start planting native Florida plants in the sections where there are no plants which is an eyesore. It is best to start in June when the rainy season starts since there are no sprinklers in the flower beds. Evans had already sent a quote and will continue to plant as funds allow.

Homeowner Discussions:

1. **1831:** When there is a hard rain, water seeps into the unit under the stairs. Also, when the roof was redone, contractor did not reconnect the bathroom fans to the outside and the air goes into the attic. Ameri-Tech will send a contractor over to investigate.
2. **1839:** Renters are moving out in 10 days and there is evidence of major termite damage and mold. Ameri-Tech will send a contractor over to investigate.
3. **1832:** AC drainpipe is sticking out of the middle of the exterior wall and needs to be removed with the drain routing the water to the bottom of the wall. Owner will be sent a letter to fix.
4. **1821, 1847, 1868:** New condo sales that need interviews done by the Board. Donna will call each new owner and schedule the meetings.
5. **December 2021 & January 2022 Minutes:** These minutes have not been posted to the Clearbrooke website. Stephan and Robert to make sure this gets done.

NEXT MEETING: Clearbrooke BOD Meeting, March 14th, 2022, at 6:30 PM in the Clubhouse.

MEETING ADJOURNED: 8:07 PM Motion by Tony, Seconded by Kiva