

Aberdeen Homeowners Association of Pasco 01/25/2021

## Minutes of Meeting

Present: Hollie Topash, Matthew Murray, Elsie Young, Pedro Cortes, April Heuter

Location: Zoom Meeting

### Agenda:

- Board Member Replacement/Appointment
- Sidewalk Contract
- Trash Receptacle Concealment
- Video of Meetings

The Meeting was brought to Order at 6:31 pm

Hollie advised that because of the recent problems with our in person meetings, there are new rules for our meeting, namely Roberts Rule (as per Hollie). We will no longer have in person meetings, the Homeowners will be muted, if anyone have questions, they would place their question in Chat and April will unmute them for discussion.

Hollie advised that there was a board resignation for the ARC Board position.. Damion Dam had resigned from the Board. Hollie asked if anyone wishes to nominate someone, they can do so. Hollie stated that she would like to nominate Jose. Pedro ask if he could nominate someone who was muted. Hollie responded that he could, they can add the request to the Chat and April would unmute them. Jill advised that her husband Gerson would like to become a Board Member. Pedro said he would like to nominate Gerson. Hollie mentioned that we needed to vote. Pedro suggested that both Homeowners give us brief information about themselves. April said it was not required but they certainly can speak for a bit. Jose suggested that it would be, better if someone ask the questions of him. I ask if Jose know what his position involve. Jose advised he did know much, but he was willing to learn and would expect he would get help from the other members. Gerson, gave his understanding of the position adding that whatever he can do he is willing to assist. Hollie ask if any other questions for Gerson or for Jose. Jose was appointed to the Board of Directors.

The concealment of the garbage containers were addressed. Many Homeowners were asking about the guidelines for the fence to contain the garbage container. Previously, violations were not issued for garbage containers that were visible from the street, although this was included in our by-laws/Deed. Holly and April discussed that the fence hiding the garbage containers should be about 4ft, the colors should be painted same as the "body" color of the house, Matt agreed that the fence should match the color of the house. Jose mentioned that he have quite a few Vinyl Fence for those that had installed theirs with the white Vinyl color already. Hollie mentioned that vinyl comes in different colors, but she did not see that anyone has painted the vinyl. April mentioned that the colors were mainly for those that installed wooden fences. Those that already have the vinyl fences have no need to re-paint that is ok. Holly ask about Fences guidelines that says you have to build 10ft from front of house. April says there was not much wiggle room for that. April mentioned that some people can also stain their wood fences and mentioned that some people with violations need to put in ARC requests, and include

specification. Many people have been putting in classifications. It was ok to tell Homeowners when they ask about the classification. Hollie mentioned that someone called wanting to put up a flower bush, but it was too small to conceal the garbage bin currently. April agreed that we have to be fair to everyone and she would not rule the matter of the flower bush out since she is not an attorney and would not argue, it may have to be handled case by case. Kevin Zufelt inquired if something had changed with the Deed restrictions of late, since he has been getting more violations lately as compared to in the past. Holly said they were trying to get the neighborhood looking good again with the New Management Company. Kevin made a great suggested that we make adjustments to the by-laws/Deed restrictions to clarify the issue with garbage bin, and different rules. April addressed Article 7 sec 5 of the by-laws. Kevin explained that the first sentence addressed trash bin hidden from the street, he asks that the language be amended to read much clearer to address trash Receptacles. Hollie/April said we will be going over the Deed Restrictions in the coming months and making some changes.

Hollie mentioned that a while ago the Board approved a Bid for the sidewalk. The contractor that had won the Bid to repair the sidewalks had an accident and would no longer be able to start the job that we had contracted him to do since he is unable to walk. He does not know when he will be released. Hollie mentioned we needed to get 3 new Bids. Pedro volunteered to work on getting a Bid. Matt Murray ask April if she had any recommendations for another contractor, April advised that the person she would have referred had recently retired. She explained that she has an SOS to other Managers to see if anyone else would be available to help us. Hollie explained that she was having a hard time getting a new contractor to do the job, in some instances the job was too small for some contractors, because it was not a full load of concrete, however, she would keep looking. She asked the other Board Members if they would be able to get some quotes, both Pedro and Matt said they would try to get Bids. Hollie said she would give Jose a copy of the spreadsheet for the sidewalk repairs.

April mentioned that because the meeting at the bus stop had gotten so out of control, with Homeowners yelling at each other, she wanted to bring to the Homeowners attention policies regarding Video Taping at in person meetings. At the Board requests, she spoke to the Attorney for the Management Company, videos can be recorded but the person recording, must have everyone's permission to record and post to social media prior to the start of the meeting. Meetings should not be posted without Permission. April read from a letter from the Management's Attorney regarding illegality of posting video. It was stated that the person videotaping the meeting was a committee member. The letter from the Attorney will be posted to our website. Kevin mentioned that Florida is a 2 Party consent State. Pedro asked April again if Meeting can be recorded and stated that anyone can Record in an open space. April responded that permission has to be granted first by from the board or the Homeowners. Pedro questioned that we did not get permission to record our current call on zoom. April responded that when you log into zoom you have the choice of having accepting video or audio or not using any of those media. Pedro was not in agreement with what the Management Attorney Company said. April advised that she will have to go with what the Attorney is saying since we pay him for his advice and opinions. Pedro ask for the statute, April said that she did not question the attorney as to the statute of his opinion. Pedro repeatedly ask what statute the Attorney was quoting from. April said she will not interpret the Law because she is not an Attorney. Hollie said we were spending too much time on the discussion. It was mentioned that the video was posted on a page that some Homeowners do not have access to. Jose commented that he would put his 2 cents on the matter,

while he did not know who recorded the video, he thought that if the person was told not to continue with the recording, he stated that in his opinion the person should be removed from the committee. He expressed that in his opinion it was wrong to post negativity and without the approval of the Homeowners attending the meeting. Pedro inquired as to what was said, April said it really did not matter, it was irreverent and should not have been posted to Facebook. Discussions continued as to what was said. April stated that Committee members serve at the pleasure of the Board, they can be removed. Hollie ask if the committee member should be removed. April said that removal was up to the Board Members. 4 Board members voted to remove the individual from the committee and 1 Board member suggested the individual should have been given a warning and voted not remove the Committee member. Hollie ask April to send out a letter to the committee member notifying them of the action, Discussions ensued with April and Pedro, who asked where the Attorney had received his information from. This went back and forth. Matt ask that we move on with the meeting. Sara volunteered some time as a committee member to help Jose since she had some experience with the ARC committee. Hollie asked if the Members of the Board agreed, most of us agreed that it would be a good idea. April thought it was a good idea for Jose to have another person to bounce his ideas off and to even have an additional person. Sara's position is that of a committee member for Jose, Gerson agreed to be part of the Committee as well. Hollie ask that Jose provide his personal information to April. Jose would be the first point of contact for the ARC committee. April explained to Jose, how Homeowners would be corresponding with him as he would be the first person contact. Jose agree that the email would be the best contact, since as April mentioned, the Homeowner's normally send the ARC form to him and he will forward to April for approval.

Hollie ask that Board Members respond to her when she sends emails or texts. Pedro responded that it goes both ways, no one answers his questions when he reaches out, he pointed out that he had a question for April. April responded that she had some information regarding his question but she did not have a clear answer for him at that time, it was a matter that was transferred from one Attorney to another. This particular question may have been an extenuated circumstance. Pedro said we should have a standardize process for extension. April reiterated for some issues she does not have information. Pedro also asked that I send him minutes, and that we should be reviewing before each meeting. Pedro had asked couple times prior by email and I had told him I was working on them and would send when completed. I explained that I had questions for either Hollie or April, I wanted to make sure the content of the document is correct and once I get the information and review to my satisfaction, I will send to April. In the past every minutes of meeting was available for meetings. The tone of the meetings of late have been fairly difficult to record and transcribe because of loud arguments. I needed to be as sure as possible prior to sending to anyone that the information was correct.

April mentioned to the 5 board members that we needed to come up with 3<sup>rd</sup> person for CDC compliance committee, we have 2 members and we need another person. Hollie asked if anyone present at the meeting would like to be part of the fining committee. Jill ask what was the involvement of the fining committee and April went on to explain. A motion was made by Hollie Toash to add Jill to the Fining Committee and seconded by Matt Murray.

The meeting was adjourned at 7:34pm

Respectfully Submitted

Elsie Young

