

## Philippe Bay HOA August 2024 - Budget Workshop and Meeting Agenda

NOTICE TO ASSOCIATION MEMBERS OF THE BOARD OF DIRECTORS MEETING NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association and Florida Statute, of the Meeting of the Board of Directors of Philippe Bay Association, Inc.

**DATE:** Tuesday – August 20, 2024

**TIME: Budget Workshop** 5:00 pm, **HOA Meeting** 6:30 PM - 8:30 PM

**PLACE:** Ameritech 24701 US Hwy 19N, STE 102 Clearwater, FL 33763

Access online meeting with the information below:

Join Zoom Meeting

<https://us02web.zoom.us/j/84956682102?pwd=cFNCUWNTVmFDcThkRlBYam1ZVmxVZz09>

Meeting ID: 849 5668 2102

Passcode: 967798

One tap mobile

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Meeting ID: 849 5668 2102

Passcode: 967798

- 1) Call to Order and Roll Call
- 2) Open floor to Residents
- 3) Review Meeting Minutes from July 2024
- 4) Treasurer's Report/Financials
- 5) (ARCH) Committee Report – ARCH Committee
- 6) Ameritech Property Manager's Report

### **Continuing Business:**

- 1) New billing for HOA payments: has everyone transitioned to the new system?
  - a. If not, how is that being handled?
  - b. When will the new website be completed?
  - c. What is the process for handling late HOA payments?
- 2) Millenium Updates: weeding at entrance, new mulch, maintain Philippe area, 3 limbs down
  - a. **Ameritech:** clarification on what their 2025 quotes include
  - b. **Ameritech:** provide any new quotes from Perf a Care or K & M Lawn Services
- 3) Additional Maintenance behind homes on Philippe Ct
  - a. Status of storm cleanup (part of contract?)
  - b. Clean up Parkside drainage (between Bayshore Ct and Westley St – South side)
- 4) Proper Cut: Palm tree quote

- 5) Arborist inspected oaks in Cabana area.
  - a. When needed we can trim large branch over walkway according to FDOT & City design standards for pedestrian pathway. Permits required.
- 6) Status of official notice to SWFWMD regarding change of contact person(s) (**Ameritech**).
- 7) Status of contact with TBERF regarding request for meeting to discuss grant status, monies received, PBHOA remaining obligations.
- 8) Insurance: **Ameritech** - Please bring contract for budget meeting
- 9) GHD contract signed by Ameritech – **Ameritech**: please bring copy
  - a. Any other open items?
- 10) Update from RJ with Safer Homes to provide list by Monday (Sheryl)
  - a. Determine necessary next steps for any residents out of compliance
- 11) Pool updates (what still needs to be fixed, signage, leak detection):
  - a. **Ameritech**: please bring proposals for under-pool investigation
- 12) Pond Updates: **Ameritech** to contact Cal Trotter for carp
- 13) Clean Up Day
  - a. Order mulch, buy paint and discuss how to handle food for bbq

#### **New Business**

- 1) Status of Violations: **Ameritech**, please provide updates to addresses where door tags were left
- 2) Should we look at a general amendment that allow us to transfer reserve funds to different areas of need?
- 3) One hard copy of every current contract should be kept on-hand for board meetings.
  - a. Ameritech or Secretary
- 4) Safety Harbor is offering new grant opportunities due by October
- 5) **Ameritech**: Discuss new HOA laws effective 7/1/24-Ameritech and
  - a. what are HOA requirements to the residents and due dates.
- 6) **Ameritech**: Certification training for all board members and due dates. Collection policy.
- 7) **Ameritech**: Dan Greenburg as a possible new attorney

**Next Board Meeting: September 17, 6:30 pm**

**PB Community Clean Up Day: 11/9**

**Annual Meeting: November 12, 2024 6:30 pm**

**Adjourn**