

Summerstone HOA Board Meeting Minutes

Status: Approved

Date: June 3, 2025

Time: 6:00PM

Location: <https://teams.live.com/meet/9373064338648?p=TDWx3uzMRJuNYlhmk>

Attendees:

- Pradeep Kovvuri – President
- Stacey O'Donnell – Vice President
- Cherisse Ratan – Treasurer

1. Call to Order

The meeting was called to order by President Pradeep Kovvuri at 6:05 PM.

2. Approve Board Meeting Minutes

All 3 board members voted to approve the meeting minutes from May 21, 2025 board meeting.

3. Ongoing Maintenance and Repairs

a. Aluminum Gates Near Amenity Center - All gates were repaired; however, the south gate continues to have issues with the magnetic locking mechanism. The board has requested the security vendor to resolve the problem.

b. Street Signs Repair - All street signs within the community are currently being repaired and are expected to be completed by tomorrow. The board extended thanks to all involved.

Additional Signs will be ordered for pond with no fishing and alligator including the missing street signs.

c. Pond Repair - Multiple quotes are being collected for the pond repair project. Estimated cost is approximately \$25,000.

4. Vendor Updates

- a. Security Surveillance at Amenity Center - Bay Bridge is scheduled to install new security equipment this Thursday.
- b. Internet at Amenity Center - Internet upgraded to Frontier 1 GIG. Installation scheduled for Thursday, June 5. Wi-Fi details will be posted at the amenity center.

5. New Business

- a. Landscaping Vendor Transition - The board voted to terminate Gators Landscaping due to multiple issues including untrimmed hedges, incomplete mulching, and poor maintenance. JS Lawn Care and Maintenance selected as new vendor.
- b. Pool Maintenance Vendor Change - Contracts with A-Quality Pools and Cooper Pools terminated. ASP Pools of Wesley Chapel selected for combined pool and fountain maintenance.

6. Homeowner Comments

1. Convenience Charge for HOA Payments

The board discussed concerns raised about the convenience charges being applied to each HOA payment transaction. It was clarified that these fees are associated with the third-party tool being used by the property management company. The board acknowledged the concern and took this as an action item to investigate alternatives or negotiate the terms of the fee structure.

2. Townhomes Rock Installation and Landscaping Issues

Concerns regarding the lack of progress on rock installation for the townhomes were discussed. The board shared that the current landscaper has failed to allocate sufficient resources to the community. As a result, the board voted to terminate the existing landscaping contract and onboard a new company. The plan with the new vendor includes weed removal as a first step, followed by installation of white marble rocks in the townhome areas.

3. Alligator Sighting in Community Pond

A large alligator was reportedly seen in one of the ponds. The board emphasized that no immediate danger has been posed to residents, but as a precaution, the board will install additional warning signs around pond areas. The board also plans to contact Florida Fish and Wildlife Conservation Commission for further guidance and to determine appropriate next steps for safely addressing the situation.

4. Parking Concern on Driveways

One of the homeowners expressed concern regarding vehicles being parked in a manner that blocks driveways. This creates a safety risk, particularly for elderly residents, who are forced to walk into the road to navigate around the vehicles. The board acknowledged the

issue and has taken it as an action item. The board will review the community's declarations and bylaws to determine the appropriate course of action and will provide an update accordingly.

7. Adjournment

There being no further business, the meeting was adjourned at 6:55PM.

Minutes submitted by: Cherisse Ratan

Summerstone HOA Secretary.

06/03/2025.