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MINUTES OF MEETING
TRASONA WEST NEIGHBORHOOD ASSOCIATION, INC.

A meeting of the Board of Directors of Trasona West Neighborhood Association, Inc. was held on Tuesday, March 22, 2022, at 6:00 p.m., at the Addison Village Club, 8150 Stadium Parkway, Viera, FL

FIRST ORDER OF BUSINESS **Call to Order**

Mr. Huck called the meeting to order at 6:00 p.m.

Directors Present:

- | | |
|-----------------|----------------|
| Gerald Huck | President |
| Timothy Sallade | Vice President |
| Aaron Fontinel | Treasurer |
| Paul Ominsky | Director |
| Theodore Veit | Director |

Also Present:

- | | |
|----------------|-------------------------------|
| Eric Byrd | Fairway Management |
| Sterling Baker | BrightView Landscape Services |
| Randy Preston | BrightView Landscape Services |
| Jose Cerrate | BrightView Landscape Services |

SECOND ORDER OF BUSINESS **The Pledge of Allegiance**

Mr. Ominsky led the assembly in the Pledge of Allegiance.

THIRD ORDER OF BUSINESS **Certification of Quorum**

Management certified that the directors present represented a quorum of the Board.

FOURTH ORDER OF BUSINESS **Proof of Notice**

34 Management certified that notice of the meeting was posted in accordance with the
35 Association's Bylaws.

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37 **FIFTH ORDER OF BUSINESS** **Announcements from the President**

38 Mr. Huck reported that there was a Zoom meeting open. He reminded the board that he
39 his following Robert's rules of Order and there will be allowances for Public Comment. He asked
40 that directors make complete motions and stated that he felt the procedure to first make a motion
41 and then receive a second before the matter could be discussed, was awkward and he was no
42 opposed to relaxing this and allowing discussion before a motion was made. He reminded the
43 directors and committee members that they were presenting to the board and that there is an
44 expectation that the committees will be bringing an actionable item to the board at the meeting.

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46 **SIXTH ORDER OF BUSINESS** **Report from the Community Meeting**

47 Mr. Huck reported that he and Mr. Ominsky led the community meeting that occurred just
48 before the community meeting. There were a number of residents in attendance and many topics
49 were discussed.

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51 **SEVENTH ORDER OF BUSINESS** **Audience Comments**

52 The following comments were made:

- 53 - Request that the board include an open item list with the agenda or meeting minutes.
- 54 - Support given for an action item list.
- 55 - If, after the proposed amendment to the landscape policy is approved, a homeowner
56 has landscape material that is infested with pests, whose responsibility will it be to
57 treat the materials? Response: Mr. Huck stated that BrightView is responsible to treat
58 landscape materials for pests.
- 59 - Is it cheaper to use liquid fertilizer? Response: Mr. Baker stated that it was not.
- 60 - Are the trees and shrubs still being fertilized? Response: Mr. Baker stated that they
61 were.
- 62 - How do I contact BrightView? Response: Mr. Huck stated that the homeowner can
63 contact Fairway Management for that information. Management stated that the
64 BrightView Connect registration information is located on the Trasona West page of
65 the Fairway Management website.

- 66 - Is it normal for the board to make major financial decisions without a vote of the
- 67 community? Response: Mr. Huck replied that yes, it is the function of the board to
- 68 create a budget and set assessments and that a vote of the membership is not required.
- 69 - BrightView is not weeding my landscape beds. Response: Mr. Baker took the
- 70 homeowners address and will inspect the property.
- 71 - Irrigation coverage is not good, and pressure is low. Response: Mr. Baker took the
- 72 homeowners address and will inspect the property.
- 73 - The irrigation has no pressure. Response: Mr. Baker stated that there is an issue with
- 74 the pump on Trasona and Archdale. He did not have any additional information at the
- 75 time of the meeting.

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77 **EIGHTH ORDER OF BUSINESS**

Consent Agenda

78 Mr. Huck stated that the only item on the consent agenda is the approval of the February
79 15, 2022, Board of Director’s Meeting Minutes.

80

81 On MOTION by Mr. Veit, seconded by Mr. Ominsky, with all in
82 favor, the consent agenda is approved as presented.

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84 **NINTH ORDER OF BUSINESS**

Report of the Landscape Committee

- 85 A. Report from BrightView Landscape Service Representative – Sterling Baker and Randy
- 86 Preston were present and reported on current activities.
- 87 B. Monthly Report – Jeff Stoy presented the monthly report to the board.
- 88 C. BrightView Proposals – Mr. Stoy presented 2 proposals for board consideration. One for
- 89 plant replacement and the other for reprogramming the decoders on pump F. Mr. Huck
- 90 stated that he would like to add the reprogramming of Pump F to the Developer Deficiency
- 91 list that he is generating.

92

93 On MOTION by Mr. Viet, seconded by Mr. Sallade, with all the in
94 favor, the proposal totaling \$2,512.14 was approved.

95

- 96 D. Thank You – Mr. Stoy thanked Donna Paternoster and David Garcia for their service to
- 97 the committee and community.

98 *Representatives from BrightView were dismissed.*

99 **TENTH ORDER OF BUSINESS** **Report from the Association President**

100 Mr. Huck reported on the following:

- 101 - The board will be holding a closed meeting, with the association’s attorney, on March
- 102 31, 2022.
- 103 - Mr. Huck is continuing to work on an ARC compliance letter.
- 104 - Mr. Huck is continuing to work with Mr. Fontinel to draft a letter to the Developer on
- 105 deficiencies.

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107 **ELEVENTH ORDER OF BUSINESS** **Report from Association Treasurer**

108 Mr. Fontinel reported on the February 2022 financial reports.

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110 **TWELFTH ORDER OF BUSINESS** **Unfinished Business**

111 A. Administrative Policy TRW-2022-02– Management presented a draft of the proposed
112 Communications Committee Policy and Protocol. It was explained that this policy
113 would replace the previously approved version.

114
115 On MOTION by Mr. Ominsky, seconded by Mr. Viet, with all the
116 remaining directors in favor, Administrative Policy TRW-2022-02
117 was adopted.

118
119 B. Appoint Members to the Landscape and Communications Committee – Mr. Ominsky
120 stated that a fifth member was needed for the Communications Committee and asked
121 if anyone in attendance would like to volunteer.

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123 On MOTION by Mr. Veit, seconded by Mr. Fontinel, with all the
124 directors in favor, the floor was opened to solicit volunteers.

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126 Danielle Linz came forward as a volunteer for the Communications Committee.

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128 On MOTION by Mr. Veit, seconded by Mr. Fontinel, with all the
129 directors in favor, the floor was closed.

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The board then considered the slate of volunteers.

On MOTION by Mr. Ominsky, seconded by Mr. Veit, with all the directors in favor, Barbara Fradkin, Geoffrey LeClaire, Danielle Linz, Pamela Neal-Robinson and Nick Olmscheid were appointed to the Communications Committee.

On MOTION by Mr. Fontinel, seconded by Mr. Veit, with all the directors in favor, Robert Munton and William Bumgarner were appointed to the Landscape Committee.

C. Irrigation Pump Maintenance

On MOTION by Mr. Veit, seconded by Mr. Sallade, with all the directors in favor, this item was tabled for discussion at a future meeting.

D. Develop Deficiency Issues: Mr. Huck stated that there are 12 issues that will be brought to the Developer. He asked the community to submit any issues that they would like to have the Developer address.

E. Revised Landscape Design Criteria Policy: Mr. Fontinel presented a draft of the revise policy.

On MOTION by Mr. Ominsky, seconded by Mr. Veit, with all the directors in favor, the previous versions of Administrative Policy TRW-2019-01 are revoked, version dated 3-22-2022 is adopted and no increase to assessment will be required at this time.

THIRTEENTH ORDER OF BUSINESS

New Business

A. Allocate Surplus Funds

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On MOTION by Mr. Fontinel, seconded by Mr. Ominsky, with all in favor, this item was tabled for discussion at a future meeting.

FOURTEENTH ORDER OF BUSINESS

Additional Audience Comments

The following comments were made:

- The proposal for irrigation reprogramming was very high.

FIFTEENTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Sallade, seconded by Mr. Veit, with all in favor, the meeting was adjourned at 8:18 p.m.

Jerry Huck, President

Prepared by:



Eric Byrd, Fairway Management

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