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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, April 19, 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 |
| 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 |
| Christian Diaz Figueroa | BrightView Landscape Services |

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

Mr. Huck 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.

36

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. It
45 was announced that Aaron Fontinel has resigned from the board. Mr. Huck thanked Mr. Fontinel
46 for his service to the community.

47

48 **SIXTH ORDER OF BUSINESS** **Appointment of Jeffrey Stoy to Board of Directors**

49 Mr. Huck announced that as Jeff Stoy was the first runner up in the recent election, he was
50 offered to fill the vacant seat. Mr. Stoy indicated that he accepted the nomination and would b
51 willing to serve.

52

53 On MOTION by Mr. Ominsky, seconded by Mr. Veit, with all in
54 favor, Jeffrey Stoy was appointed to the board of directors and will
55 for the remainder of seat's term (Exp. 11/2023).

56

57 Mr. Stoy was in attendance and joined the board at the conclusion of the vote to appoint.

58

59 **SEVENTH ORDER OF BUSINESS** **Election of Theodore Veit as Treasurer**

60 Mr. Huck announced the Ted Veit has volunteered to serve a Treasurer.

61

62 On MOTION by Mr. Ominsky, seconded by Mr. Sallade, with all in
63 favor, Theodore Veit was elected Treasurer.

64

65 **EIGHTH ORDER OF BUSINESS** **Report from the Community Meeting**

66 Mr. Huck reported that he and Mr. Veit led the community meeting that occurred just
 67 before the community meeting. There were a number of residents in attendance and many topics
 68 were discussed. He stated that a number of the residents left before the board meeting was called
 69 to order.

70

71 **NINTH ORDER OF BUSINESS**

Audience Comments

72 The following comments were made:

- 73 - What is the status of the irrigation system? Response: That item is on the agenda and
 74 will be discussed later in the meeting.
- 75 - BrightView is not spraying my yard for pests. The guy drives through my yard and
 76 doesn't do anything. I have video to prove it. Response: Mr. Baker stated that he
 77 would check to see who was on site and what they were doing.
- 78 - BrightView sprayed weedkiller on my plants. Response: Mr. Baker stated that he
 79 would come and inspect the property.
- 80 - Homes on Addison are not receiving water. Response: The board, landscape
 81 committee and BrightView are aware of the irrigation issues and are working to get
 82 them corrected.

83

84 **TENTH ORDER OF BUSINESS**

Consent Agenda

85 Mr. Huck stated that there are two items on the consent agenda, the approval of the March
 86 22, 2022, and March 31, 2022, Board of Director's Meeting Minutes.

87

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

90

91 **ELEVENTH ORDER OF BUSINESS**

Report of the Landscape Committee

92 A. Report from BrightView Landscape Service Representative – Mr. Diaz Figueroa presented
 93 the board with a remote monitoring system for the irrigation pumps. The board requested
 94 that he provide a proposal. Mr. Veit asked is BrightView could add daytime watering to
 95 the current schedules to assist with the low pressure issues. Mr. Diaz Figueroa stated that
 96 they can look into that.

97 B. Monthly Report – Jeff Stoy presented the monthly report to the board.

- 98 a. Mr. Stoy requested that the board send out the recently adopted Landscape Design
- 99 Criteria. Mr. Huck directed management to send the policy out as soon as possible.
- 100 b. Mr. Stoy stated that the revised policy is unclear as to the responsibility for the
- 101 replacement of turf.
- 102 c. Mr. Stoy requested permission to direct BrightView to prepare a quote for the repair
- 103 of the common areas behind homes where pools are built.

104
105 On MOTION by Mr. Veit, seconded by Mr. Ominsky, with all in
106 favor, Mr. Stoy is authorized to seek a proposal as stated.

107
108 *Representatives from BrightView were dismissed.*

109
110 **TWELFTH ORDER OF BUSINESS** **Report from the Communications Committee**

111 Mr. Ominsky presented the report from the Communications Committee. The report
112 included a draft of the first edition of the community newsletter.

113
114 On MOTION by Mr. Veit, seconded by Mr. Stoy, with all in favor,
115 the Communications Committee is authorized to publish
116 newsletters, following a board review period of no more than three
117 (3) days.

118
119 **THIRTEENTH ORDER OF BUSINESS** **Report from Association President**

- 120 Mr. Huck reported on the following items:
- 121 - The board met with the association attorney and that went well.
 - 122 - The accounts receivable report looks very good.
 - 123 - An e-mail regarding unapproved modifications was circulated.
 - 124 - He is nearing completion of the developer delinquency letter.

125
126 **FOURTEENTH ORDER OF BUSINESS** **Report from Association Treasurer**

127 In light of Mr. Veit having just be elected Treasurer, management was asked to review the
128 financials with the board.

129

130 **FIFTEENTH ORDER OF BUSINESS** **Unfinished Business**

131 A. **Collections Policy** – Management presented an outline for a formal collections policy.

132 After review, management was directed to draft a formal policy for the board to
133 consider at the next meeting.

134 B. **Pump Maintenance** – Mr. Veit reported that having received feedback on the current
135 RFP, he would re-write the document and recirculate.

136 C. **Review Open Item List** – Mr. Huck made some adjustments to the open item list.
137

138 **SIXTEENTH ORDER OF BUSINESS** **New Business**

139 There being none, the next item of business was brought forth.
140

141 **SEVENTEENTH ORDER OF BUSINESS** **Additional Audience Comments**

142 The following comments were made:

- 143 - The association should not repair common area before pool construction is complete.
- 144 - BrightView should bear the cost of the remote monitoring system for the irrigation.
- 145 - BrightView should make an effort to let the homeowner know that they have been to
146 their property.

147
148 **EIGHTEENTH ORDER OF BUSINESS** **Adjournment**

150 On MOTION by Mr. Sallade, seconded by Mr. Stoy, with all in
151 favor, the meeting was adjourned at 8:31 p.m.

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153
154

Jerry Huck, President

Prepared by:



Eric Byrd, Fairway Management

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