

**THURSTON GROVE HOA**  
**NOTICE OF BOD MEETING**  
**WEDNESDAY, July 10th, 2024**

Minutes from Thurston Groves Board of Directors meeting

**DATE:** Wednesday, July 10<sup>th</sup>, 2024

**TIME:** 6:00 PM

**LOCATION:** Seminole Rec Center – 210B

**AGENDA**

1. Roll Call To Establish A Quorum –
  - a. Jamie called the meeting to order.
  - b. All 5 members were present.
2. Approval Of Minutes
  - a. Teja (Waive Reading of Minutes)
3. Officer's Report
  - a. Jim – CD's to be reinvested in the next few days.
  - b. Brett to email CD info to Jim will also be sent to the board.
  - c. \$141K in the reserves
  - d. Reminders are to be set up for CD's – one month prior to completion for reinvestment...
  - e. Jim to check Dukes rates/expenses – we will get the Duke rebate in the next few months.
4. Manager's Report –
  - a. Brett distributed and went over his report.
- 5. New Business**
  1. Introduction of new Property Manager - Brett Newby
    - a. Welcome Brett!!!
  2. Determine Board Meeting Dates/Months –
    - a. Quarterly looking to be after 10<sup>th</sup> of month so we can have financials
    - b. Looking at 3<sup>rd</sup> week of the month depending on schedules
  3. Verify Reinvestment of both CD's at least 5%
    - a. Jim motioned to reinvest for a better rate.
    - b. Jamie second the motion
    - c. Board is unanimous.
  4. CINC Login –
    - a. Website confirmed.

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5. Community Violations –

- a. Discussed - Starting new with community violations with new property manager- Brett Newby
- b. Discussed - Violation letter process and progression – review and adhere to it.
  - i. 1<sup>st</sup> letter – get 30 days.
  - ii. 2<sup>nd</sup> letter – given 30 days.
  - iii. Then will meet with fining committee in 14 days.
  - iv. Note - per FI statutes – entire process must be completed in 90 days.
- c. Set - scheduled reoccurring dates for walk around – monthly
- d. Confirmed - Walk arounds to include the common areas that are mowed.
- e. It was requested that Brett check where the piping is coming from that is on the common ground slope and at the edge of the lake – where the run off is from...

6. Respecting personal property and property lines

- a. Addressed - residents are feeling uneasy about others are coming onto their property.

7. Design review Board

- a. Discussed the process for DRB requests for timely processing.
  - i. Board kept in the loop of requests as they know work being approved.
- b. Discussed - Process for work completed without DRB request.
  - i. Owners will need contacted to get DRB approval on record.

8. Fountain Company –

- a. Confirmed - The fountain is back in place.

9. Francisco Landscaping

- a. Brett is going to work to get a copy of the new Contract as the board previously discussed and re-wrote the scope of work with Francisco.

10. Irrigation

- a. Find if there is an existing irrigation map from install, prior board, or prior work.
  - i. Bob sad he has a map so is to provide a map for the irrigation. – Update Bob provided the map - the map shows the zones, it does not show the details of all of the valves, nozzles, safety switches...
- b. Irrigation Quotes
  - ii. We have Estimates from Pristine Green
  - iii. Brett to work on getting quote from MSI – Sprinkler Services – 727-452-9730

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11. Landscaping updates to discuss.

a. Landscaping

i. Francisco

- Brett to check with Francisco if he is still going to remove the nonworking Christmas lights on the palm trees at no charge.
- Update from Brett – Francisco is going to trim the holly trees down Ridge Rd to see if they can improve their appearance to look acceptable.

ii. Brett to get additional quotes –

- David Metz suggested Shaughnessy Nursery & Landscaping 727-596-4672
- Clayton Tieman to get Brett contact info for his Landscaper.

b. Quotes Needed for landscaping updates –

i. Quote for Landscaping updates at both entrances – plants on elevated beds, struggling grasses at the entrance...and mulch for beds.

- Per the docs the HOA is not responsible for mulch behind entrance walls

ii. Quote for replacing what is mostly weeds with sod down Ridge Ave

- Clayton had his sod installed at \$1.20 per sq. ft.

iii. Quote to mulch other areas by area – ex. down Ridge Rd, down 102<sup>nd</sup> Ave...

c. The board is not going to pursue trimming tree cost over owners' properties along 102<sup>nd</sup> – this will be the responsibility of the homeowners.

d. Reserve Funds could be used for these updates.

12. Fertilizer/Weed Control – on Hold for now.

a. Chris has gotten a quote from Eagle Lawn Care 5/21/2024 -

b. Other quotes will follow later

13. Updates for new HOA laws that pertain to Thurston Groves documents.

a. New Florida statues have precedence over HOA docs, example trash cans

14. Water Restrictions – Modified Stage 1 Water Shortage for Pinellas County: One-day-per-week through September 1, 2024. Common area: Thursdays. Even addresses: Tuesdays. Odd addresses: Thursdays.

15. Lake Bros

a. Brett to schedule meeting with Lake Bros to get status of the pond.

16. Daystar Food drive conducted by MaryAnn Putman

a. Mary Anne presented and is going to set up a Food Drive the first Saturday after Labor Day

17. Discuss Fall Neighborhood Event

a. Fall Chili Cookoff

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- b. Date to be the beginning of November.
- 6. Open discussion
  - a. Owners brought to the Boards Attention – that there are multiple areas that have sinking dirt outside of utility boxes ...
    - i. Brett to check out the areas brought to our attention where the ground is sinking outside of some of the utility boxes etc. and contact the correct authorities.
- 7. Adjournment –
  - a. the meeting was adjourned.