

THURSTON GROVE HOA
NOTICE OF BOD MEETING

August 18, 2026

A meeting of THURSTON GROVES BOARD OF DIRECTORS was held at the following date & time:

DATE: August 18, 2026
TIME: 6:00 PM
LOCATION: Seminole Rec Center – 210A

AGENDA

1. Meeting was called to order at 6:03. Zoom link was established and recording started.
2. Tracy established a quorum of Board Members: Clayton Tieman, Pres; Teja Karkare, VP; Joan Littlefield, Treasurer; Janet Dent, Secretary
3. Janet moved to waive reading of Minutes; Clayton seconded, all approved
4. Officer's Reports
 - a. Joan reported we have 2 x \$50k CDs to renew. Clayton moved to renew one and use the other for landscape erosion issues. Janet seconds; all in favor.
 - b. Janet reported that more updates were made to the website; Official version of CC&R's and a 2004 roof amendment were posted.
5. Manager's Report
 - a. Our new manager is Tracy Rauck. Welcome!
 - b. Tracy scheduled our budget workshop on Wednesday 23 September at 10am. Budget Approval Meeting will be established for the week of November 9-13. Annual Meeting will be in January 2027.
 - c. Lake Brothers is addressing algae growth at the north end of our pond.
 - d. Pinellas Urban Forestry and Landscape Services will be addressing wall damage caused by tree growth behind 10227 Thurston Groves Blvd.
5. New Business
 - a. Landscaping Issues: Clayton reported we've hired Crown Landscaping at a \$200 per month savings. Crown is diligently working to remove weeds and trim trees no lower than 7 ft in common areas. Crown discovered significant erosion issues near the pond because of drains positioned at the edge of common property. The Board will be addressing solutions to this problem.
 - b. Duke Lighting update: Joan reengaged with Duke lighting about repairing our poles and getting consistent lighting in the neighborhood. Duke will pressure wash our 62 poles and change all the bulbs to soft glow. Poles with iron stain will be cleaned for \$10 each. Our new bill saves us around \$2500 per year. Teja moved to sign the new contract. Clayton seconds; all approve.

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c. DRB Requests: Clayton emphasized that all exterior work requires DRB approval before work starts. Everyone was mailed a July 2025 Newsletter and separate mailing about the requirement to submit requests for exterior work.

Janet reported that roofs remain an issue and recommended a resident vote on amending our documented requirements. The discussion was positive.

d. Community Violations and Drought Restrictions: Clayton reported that we have been lenient on violations because of water restrictions, but violation letters will be sent out within a few days after the restrictions are lifted – currently set for 1 October 2026.

e. CC&R refile required by 2031: Janet reported that our governing documents expire December of 2031. A simple Notice of Preservation with no changes costs about \$1k. To clean up obsolete language, incorporate amendments, make changes could cost \$10k or more and requires 2/3 membership vote. Our attorney suggests obtaining an owner interest vote before expending the money. Board members decided to take a resident interest poll about roofs and documents at the same time.

6. Open discussion: Attendees expressed an interest in a Fall garage sale. Teja will plan Fall Block Party and Fall Garage Sale dates late October and early November. We will distribute the dates and neighborhood information through flyers, Facebook page, and our website.

Clayton responded to questions about landscape planning and explained we'll be shrinking landscapes at our entrances and using hearty, cold and drought-tolerant plants. This winter, Crown will significantly cut back the beds at our entrances to allow them to grow back tiered as they were intended.

7. Meeting adjourned at 6:59