

Brooktree HOA Annual Meeting 9/19/2024

Jon calls meeting to order at 7:00 pm

Board members in attendance: Kristi Burke, Kristin Tartar, Jon Galloway, Theo Buckman, Don Fitzpatrick

2024 budget is handed out

Accounting: Kelly Pollard

- Overall each category was within budget
- Final year end numbers will be sent out with annual dues
- Open for questions from the board
- Swim team is contributing \$2000
- Question:
 - Can we get guest wifi for the pool
 - Kristin: Currently our pool wifi is being used for our security system. This would require hardware upgrades. Kristin could look into it.
- Kristin We have online bill pay now! We've had over 200 payments through the system! That is in the budget line sheet
- Tamara Copple: Motion to accept the budget, Sarah Welsh seconded, unanimous acceptance.

Kristin Website Maintenance:

- Perennials are planted at the entrance
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Brandon Facilities

- We've been using Messengers landscaping. Planning to continue to use their service. Their bids have been the best we can find. They mow and maintain the common areas.
- Common issues with the bylaws:
 - we don't allow billboards or signs allowed, except election signs during election time
 - Boats, RV's, and broken down cars are not allowed to be permanently parked on your driveway
 - If you're having work done to your house and have questions, you can reach out to the board facility directors

Jon for Vince, Recreation:

- Gaga ball pit is in
- Contact Vince or a pool key
- Keep an eye out for vandalism, and report to the police
- There are not cameras facing the play area at this time but the board is discussing

Theo - Social director

- So many volunteers came out to help for the parties
- October 19th is the fall fest, and we may do a movie night.
- Always looking for new volunteers, and would like to do an appreciation party for the volunteers.

Jon: President/Pool

- This year's pool attendant was Dana Carver, brooktree resident - big thank you to him
- The year went really well this year with a resident in charge
- General consensus was that Dana did a great job and the pool had a lot less issues with him there.
- Big thank you also to Kevin, our pool guy, who has maintained the pool facilities over the summer

"The Pool Guy": Kevin Vieth

- About the pool guy:
 - Not on the board, a hired member to run the operations at the pool
 - Usually comes up to the pool twice a day
 - Keeps an eye on pool monitoring system and handles any issues
- Updates 2024:
 - Replaced some wood on the deck
 - Baby pool was stained really bad, so it was cleaned
 - Tile is a constant repair issue because of concrete contracting and expanding. Kevin has removed cracked and loose tiles and replaced them regularly throughout the season.
 - Originally, Baby pool is on it's own system and the water gets hot. Kevin has set it up to circulate baby pool water through the big pool to keep it cool.
 - Dug up metal pipes
 - Lifeguard stands were removed
 - Heater was fixed
 - New rope for the deep end and a new buoy
- Emergency repairs:
 - Electrical issues in the pump room
 - Lee and Rosetta from the neighborhood were able to help get it figured it out
- Currently, we have a substantial leak in the pool
 - American leak detectors fixed some leaks in the skimmers
 - We have a leak underground that needs to be bid
- Bathrooms
 - Swim team contributes \$2000/year, in addition this year, the pool team is sponsoring two vanity replacements
- Swim team is also paying for lighting around the pool
- The deck has to be repaired
 - Chuck Logan - engineer and resident - has evaluated and his recommendation is to replace it because of the roof and rotten decking throughout the whole system
 - Preliminary bids \$20,000-\$100,000

- Jon: this is a big project that will probably need to be done in stages over a couple of years
- Kelly: we do have capital reserves that we could use for a portion of the repairs

Manny: President of the Swim Team this year

- Darcy Lucas, and Kevin Vieth, and Erin Harrison are also on the swim team board
- 4 of 7 swim team board members are Brooktree residents
- Kevin and Manny have working together to pull the HOA and Swim team budget both in for improvements

Jon:

All Ballots have been counted

36 Ballots collected. Welcome new board members! Tamara Copple, Brody Tjekl, Emily Grover, and Vince Monachino (incumbent)

Open discussion among neighborhood members:

- Empty home at 3041 Brooktree Lane
 - Currently tied up in lawsuit with JB Nutter and the reverse mortgage lawsuit
 - Kelly: they are well over \$3000 in the hole on their dues

Kelly: motion to adjourned, seconded from the members,

meeting adjourned at 7:46pm