

Captains Pointe, St. Augustine FL

HOA Board Meeting July 30, 2024 Minutes

President Victor Garra welcomed everyone and called the board meeting to order at 6:16 pm on Tuesday July 30, 2024.

Old Business

President: Victor reminded all to keep yards mowed and neatly trimmed and sidewalks and driveways edged. Failure to do so is a violation of deed restriction 6.03.

Any work being done on the outside of the house requires an Architectural Review Application to be submitted for approval to an ARC member. There have been instances of some outside work being done on homes without the application being submitted. This is a violation of the deed restrictions 5.01 through 5.07.

New Business

President: Victor discussed the new Florida laws regarding commercial vehicles. Pursuant to HB1203 signed on May 31st, 2024, FS720.3075 was amended and starting July 1st, 2024 HOAs cannot enforce covenants that prohibit trucks and commercial vehicles parking in their driveways. We currently have two commercial vehicles in the neighborhood. FS320.01(25) describes what is considered a commercial vehicle. These laws may be challenged but/and until then they should be presumed to be enforceable.

Drainage Pipes - Victor pointed out that this has been an on-going issue for years. Victor has received an estimate from a company to come out to inspect and clean the affected drain pipes. This company will provide an estimate on the final cost to repair the pipes along with an estimated time of completion once the initial work and inspection is completed. The original determination of \$400 per homeowner (reference the email previously sent) will potentially be higher. This will be a repair that is expected to last 60 years. The company will submit repair options available to us. When those options are submitted, we will have another board meeting to discuss the FINAL repair cost per home. Total cost to clean and inspect the pipes for repair is \$13,655.00. That comes to \$185.00 per household for the cost of inspection and cleaning only.

Questions concerning the county's responsibility were discussed. Victor noted that the pipes needing repair are our responsibility and not that of St. Johns County. Our responsibility to repair pipes ends at the street. Any pipe under the street is the County's responsibility. Victor noted these pipes have been in place since 1991. He assured everyone that the pond would not be drained.

The board will send out invoices to each homeowner for the cost of \$185.00 to cover the initial cleaning and inspection of the pipes.

The board vote was unanimous to move forward with this project.

Meeting adjourned at 6:43 pm, July 30, 2024 by the President.