

Captain's Pointe, St. Augustine FL

HOA Board Meeting November 13, 2024 Minutes

President Victor Garra Welcomed everyone & called the board meeting to order at 5:00pm on Wednesday, November 13, 2024.

Old Business

President - Victor reminded everyone to clean up leaves, branches & yard debris. Victor also reminded everyone the **speed limit is 25MPH**. Please maintain the legal speed limit in the neighborhood to protect all, whether old, young, feathered or furred. Also, if any work is going to be done on the outside of the house, an Architectural Review Application must be submitted for approval. Please submit the ARC Form to Victor prior to proceeding.

New Business

President

Drainage Pipes - Victor addressed the decade long issue with the drainage problem. The initial cleaning & inspection of the pipes was completed & videos were emailed to the residents detailing the initial work. Victor noted the ground sinking in two areas of the park. The park drainage issues are getting worse and will continue to get worse the longer repairs are delayed. Victor explained he received the one estimate for complete repair to our drainage system in the amount of **\$97,342.65**. This will cover repairs to all three sections. This includes digging up irreparable sections of pipes & replacing them with new. The pipe will be lined with an epoxy material which should keep the pipes clear & in good condition for the next 50 years from the pond to the basin. There will not be any pipes seamed together. It will be one complete pipe. This price includes all repairs with no additional future expenses. Victor noted that one 24" long pipe when cleaned was found to have 18" of sand so only 6" of pipe could allow water flow. He noted the potential for flooding in the future. Breaking down the individual household cost for the above total comes to \$1,315.44 per household. Victor was able to get a 60-day payment term versus a 30-day payment term from Atlantic Pipe Services. He also got Atlantic Pipe Services to accept a 25% deposit instead of a 50% deposit required to proceed. He is planning to postpone the job until early January 2025 to allow residents to make the \$1,315.44 in three individual payments of \$438.48 for the necessary repairs.

2nd Vice President

Greg Dornstauber discussed how we as residents have been able to keep our HOA dues down to a minimum. Of course, that means, on occasion, the necessity for unforeseen issues like this drainage problem cost is in addition to our yearly HOA fee.

He noted rather than paying larger HOA fees to bank surplus funds in preparation for any future issues. We, in our neighborhood, prefer the lower HOA fee so we can hold on to our money and address additional costs as required.

Meeting Attendee's questions

Question 1 - Did we get multiple bids? Victor explained he only received one bid. There are only 4 companies in our area that provide this service. Two never responded to a bid request, one refused to bid because we had used a different company to address the initial problem. Atlantic Services out of Sanford, Florida, provided the initial cleaning & inspection.

Question 2 – What does this repair include. And is this the total cost? Victor explained this will include digging up replacing & lining pipes, dirt removal & replacement. Victor explained if we dug up all the pipes & replaced, the additional cost with pipe, liner & dirt removal, bringing fresh dirt, etc. would bring the cost of repair to \$150,000 to \$175,000. It was further discussed that would lead to additional repairs of fencing & residents property. Victor also reiterated that he would put the job off to early January & with the 60-day terms, allows the payment to be broken up in three payments of 438.48. The payment schedule would be 1st payment due December 15, 2024, 2nd payment January 15, 2025 & the final payment due February 15, 2025.

Question 3 - What happens if a resident upon notification refuses to pay? Late fees & possible legal action would be required. That is why the work schedule & the 60-day terms help to make our payment schedule a 90-day term.

Question 4 – A request was made to repeat the individual household cost & payment. Victor repeated the total individual household payment is one thousand three hundred fifteen dollars & forty-four cents.

Question 5 – Where is Atlantic Pipe Services based out of. Victor confirmed Atlantic Pipe Services are based out of Sanford, Florida.

Question 6 – When will notification email & invoices be sent. The minutes documenting this meeting will be sent out ASAP. Victor will be sending out the invoices for the December 15th payment due date, soon.

Question 7 – Will Atlantic Services do all the necessary work, or will they be subcontracting some of the work out? Per Victor, Atlantic Pipe Services will be doing all the repairs.

Greg Dornstauber also thanked & recognized Victor for all his hard work addressing & providing a workable solution to this long standing problem. A round of applause was given to Victor by the attendees.

Ernest Rhodes brought up the issue of the electrical problem at our entrance. He said he has checked it out & the timer needs replacing. Victor said he is planning on taking some of our HOA dues & addressing this issue after drainage repairs are complete.

Victor said he will be sending out an invoice with payment options. Called a vote for drainage repair & payment approval. Board & attendees all gave a unanimous Aye vote to proceed.

Meeting Adjourned at 5:20 pm, November 13, 2024, by the President.