



HOA Meeting Minutes - April 26th, 2026

I. Call to Order: 2:05pm

II. Roll Call:

- | | | |
|-------------------------|----------------|--------|
| a. President: | Albert Weis | |
| b. Vice President: | Mark Iocovozzi | |
| c. Treasurer: | Lee James | |
| d. Secretary: | Eric Wildes | |
| e. Member at Large: | George Nolan | ABSENT |
| f. Property Management: | Andrea Kennedy | |

III. Approval of Tonight's Agenda

IV. Approval of Prior Meeting Minutes: January 28th, 2026

V. Reports

- a. President
 - i. Thank you to Andrea & Steven for all their efforts.
 - ii. Insurance has dropped \$276000 this year because we've been able to avoid making claims on the association's insurance. This decrease in insurance cost was the primary factor in reducing dues this year.
 - iii. Railing painting will resume on May 5th.
 - iv. All the infrastructure work you see lately is IQ Fiber installing fiber optic internet around the property. They are not charging us for this. Instead, we signed a contract with them to ban any other fiber optic ISP from servicing units here for 10 years.
 - v. The dumpster gate has been fixed.
 - vi. This upcoming year we will start painting buildings.
- b. Vice President
 - i. Thank you to everyone helping with pine straw.
 - ii. Thanks to Dave Keinholtz for all the volunteer time he provides.
- c. Treasurer
 - i. We did not reduce the budget by the full amount that insurance fell. Some of that savings has been funneled into other line items in the budget like building maintenance and beautification.
 - ii. As of right now we have \$571,000 in the bank.
- d. Property Manager
 - i. The new budget will take effect May 1st.
 - ii. We've been cracking down on unlicensed and messy contractors. When you hire contractors, give Andrea the info so we can vet them.
 - iii. The election results put George Nolan, Albert Weis, and Lee James back on the Board.



- iv. Simon, our landscaping company, weeded the flagpole garden. The flowers are starting to grow back. Andrea is taking suggestions for landscaping that area.
- e. Committees:
 - i. Social Committee
 - 1. Yappy hour was a big hit! Hopefully you were there playing games with everyone.
 - 2. May 24th is the hotdog party by the pool.
 - 3. There will be a Game Day in July
 - 4. On April 29th at 11:45am, there will be a Lunch and Learn regarding the new “transfer on death deed”.

VI. 3min Community Commentary

- a. Leslie ware, 2013
 - i. Have we stopped receiving a stipend from Comcast for having a monopoly.
 - 1. We don’t know about that. As long as any of the current Board members have been seated, we have not been getting any money from Comcast.
 - 2. Lee will try to find any evidence of this in past transactions.
- b. Deryl Johnson, 3235
 - i. Please install flowers at the entryway to look as good as other complexes on Johnny Mercer.
 - 1. Andrea has added it to her list.
- c. Vincent Du Vigneaud & Courtney, 1811
 - i. Please fix the sprinkler system. People are refusing to buy here because of the way our grounds looks.
 - 1. Now that we have more money in the budget to spend on beautification, we can tackle these kinds of projects.
- d. Rick Cody, 1118
 - i. Is there a written privacy policy?
 - 1. Yes. Albert will provide it to him.
 - ii. Board wouldn’t give him email addresses.
 - 1. The Board provided only that personal information which the Declaration requires. This does not include email addresses.
 - iii. The Board won’t provide personal info to residents, but they will give it to 3rd party companies.
 - 1. Not true. If you’re referring to the mass email that Peter Nelsen sent to all Merritt residents, that was not the result of the Board



handing over everyone's emails. Peter had the list from when he was property manager here, which was, in the Board's opinion, highly inappropriate and unprofessional.

- e. Jina Wilson, 1123
 - i. There's been no audit since 2019. Can we send out a monthly breakdown of how the monthly is spent.
 - 1. We report current finances in the HOA meetings every quarter. You can this in the resident portal.
- f. Mike Griffin, 1525
 - i. When do the new insurance policies start?
 - 1. Depending on the building, May 1st, May 2nd, May 9th, or June 1st. Once we have them, Andrea will post them to the portal.
- g. Heather Heartly, 1512
 - i. Thank you to the Board and Andrea.
- h. Christina Gutierrez, 1711
 - i. Is there a login to the Business Center?
 - 1. No.
 - 2. Now that we have Computerland of Savannah, fixing the Business Center should be faster in the future.

VII. Next HOA Meeting: July 22nd, 2026, 6:30pm, Clubhouse

VIII. Adjournment: 2:42pm

Respectfully Submitted,
Eric Wildes, Secretary



Transcript

00:00:04 Eric Wildes

All right, everyone.

00:00:05 Eric Wildes

Yeah.

00:00:06 Eric Wildes

Thank you for coming.

00:00:08 Eric Wildes

Annual meeting for 2026.

00:00:12 Eric Wildes

And the time is 2.05.

00:00:15 Eric Wildes

We will get started.

00:00:18 Eric Wildes

Can I get a motion to approve today's agenda?

00:00:21 Albert Weis

Motion to approve.

00:00:22 Eric Wildes

Seconded.

00:00:23 Eric Wildes

All in favor?

00:00:25 Eric Wildes

And can I get a motion to approve prior meeting minutes?

00:00:30 Eric Wildes

Thank you.

00:00:30 Eric Wildes

Seconded.

00:00:31 Eric Wildes

All in favor?

00:00:32 Eric Wildes

Aye.

00:00:35 Eric Wildes

And we've got everybody here except for George.

00:00:39 Eric Wildes

And there we go.

00:00:42 Eric Wildes

Take it away, Mr.

00:00:42 Eric Wildes

President.

00:00:44 Albert Weis

Thank you.

00:00:44 Albert Weis

And we vote -- George is not feeling well.

00:00:46 Albert Weis

It's under the weather.

00:00:47 Albert Weis

And we -- he has a speedy recovery and is back as soon as possible.

00:00:53 Albert Weis

So, thank goodness, it's nothing serious, and he should be back on his feet.

00:00:58 Albert Weis



anytime with his bubbly personality and wonderful chart.

00:01:03 Albert Weis

So thank you all for coming.

00:01:05 Albert Weis

What a year we have had here at The Merritt.

00:01:08 Albert Weis

It's been amazing.

00:01:10 Albert Weis

I would like to start off by saying that, you know, we have in-house property management now.

00:01:16 Albert Weis

Andrea works for The Merritt of Whitmarsh as a corporation.

00:01:20 Albert Weis

She's not.

00:01:22 Albert Weis

some privately owned company that we hired, and she has done an amazing, amazing job keeping this together.

00:01:29 Albert Weis

And I'd like to take a moment to thank her so much.

00:01:33 Albert Weis

Thank you.

00:01:38 Albert Weis

Fantastic.

00:01:39 Albert Weis

And let's try to keep her.

00:01:40 Albert Weis

Yes, that's right.

00:01:45 Albert Weis

We do have a cap on the budget for her.

00:01:49 Albert Weis

Stephen is also in-house and doing an amazing job.

00:01:53 Albert Weis

We couldn't be here today because we have children, but if you see Stephen around, just thank him for what he does and keep up the good work.

00:02:03 Albert Weis

So I know that the big thing is every year, insurance, right, insurance was at one point three-fourths of the entire budget.

00:02:14 Albert Weis

But due to the board's diligence and the people of the marriage diligence, we were able to get that contract down \$276,000 this year.

00:02:27 Albert Weis

So we had a \$276,000 reduction in the cost of our insurance.

00:02:30 Albert Weis

And you're going to see that in a reflection of your dues being reduced this year for the first time.

00:02:37 Albert Weis

that since I've been here of any type of reduction induced.

00:02:41 Albert Weis



So, hats off to that.

00:03:39 Albert Weis

00:02:42 Albert Weis

That cost the Merit and the HOA nothing.

We'll keep up the good work.

00:03:42 Albert Weis

00:02:44 Albert Weis

All of that infrastructure cost is on IQ Fiber.

We're not going to let.

00:03:45 Albert Weis

00:02:46 Albert Weis

We were able to negotiate that with them.

Hopefully, you know, God will bless us with no hurricanes and we'll have great weather and that will continue to be a downward slope.

00:03:47 Albert Weis

We don't even give them any information.

00:02:56 Albert Weis

00:03:51 Albert Weis

Our repairs are coming along as

They will reach out and we want to have a meet IQ fiber day to see if you're interested in their internet.

00:02:59 Albert Weis

The projects are, nothing has been delayed.

00:03:57 Albert Weis

00:03:01 Albert Weis

If you get a solicitation from them, they have software that will find you through the city or county tax records.

The railings have been painted and they're going to start again on May the 5th with 1800, 1700, and 1600 buildings, scraping down all the steel, repainting it, and making sure that no rust or corrosion or anything is getting away.

00:04:04 Albert Weis

They get no information from the board.

00:03:20 Albert Weis

00:04:08 Albert Weis

You might have seen the crews around the buildings.

And for people that work from home, I think it's going to be fantastic.

00:03:25 Albert Weis

00:04:12 Albert Weis

Those are

You know, a real gig of internet

00:03:26 Albert Weis

00:04:15 Albert Weis

IQ Fiber's teams, and they're building fiber optic internet into the Merit, and that's their project team building all of that.

at a very reasonable cost.

00:04:16 Albert Weis

00:03:36 Albert Weis

But the really nice thing about it, not only having a choice, but their services is all underground.

They are paying for that themselves.

00:04:24 Albert Weis



So if there is weather or an event or anything like that, you should not lose internet.

00:04:29 Albert Weis

All the way back to their point of presence, it's all underground.

00:04:32 Albert Weis

And one of the things that we have on the agenda item coming up in the next meeting is a generator for the clubhouse.

00:04:39 Albert Weis

So if anything ever does happen, the clubhouse will have power through generator, and then we have internet access through IP fiber because they won't go down during a hurricane.

00:04:48 Albert Weis

So that's what there's crews that you're seeing out there.

00:04:52 Albert Weis

And again, they will call upon y'all.

00:04:54 Albert Weis

The board and the merit doesn't have anything to do with it.

00:04:57 Albert Weis

You can always stay with Comcast.

00:04:59 Albert Weis

You can always stay with whoever you use, T-Mobile, but it's just a choice to have in the merit.

00:05:06 Albert Weis

So

00:05:07 Albert Weis

Roofing and chimney repairs.

00:05:10 Albert Weis

Again, great job on that.

00:05:13 Albert Weis

We have had some issues.

00:05:15 Albert Weis

One company from 10 years ago, then a company did work on top of that company, and a company did work on top of that company, and it was a real mess, but Andre was able to figure it out and actually bring someone in that could fix it.

00:05:29 Albert Weis

And we really, again, thank you.

00:05:31 Albert Weis

Thank you for that as well.

00:05:34 Albert Weis

Another example, the garbage entry gate was intermittently having issues for months.

00:05:41 Albert Weis

Some of y'all may have experienced it, some of you may not.

00:05:44 Albert Weis

The company that previously was servicing it gave us this.

00:05:50 Albert Weis

It's a wire.

00:05:51 Albert Weis

It goes under the ground.

00:05:52 Albert Weis



It's going to cost all of this for us to find that wire.

00:05:57 Albert Weis

We had a lot of hesitation and doubt on that.

00:05:59 Albert Weis

We found another company that came out and said, this wire's plugged into the wrong port, plugged it into the right port, and nobody should have an issue with it now whatsoever.

00:06:08 Albert Weis

It was just a regular service call.

00:06:10 Albert Weis

Again, Andrea, thank you very much.

00:06:16 Albert Weis

It's just things like that, going through old vendors and contracts and finding new, better ones that can actually help us.

00:06:25 Albert Weis

Again, with the business office, the business office is 100% operational.

00:06:30 Albert Weis

There's a new printer, new computer, internet access in there.

00:06:34 Albert Weis

And again, it's \$75 a month for someone else who wanted \$550 a month.

00:06:41 Albert Weis

Again, just doing our due diligence.

00:06:44 Albert Weis

So that's another thing that's up and running.

00:06:45 Albert Weis

And again, thank you very much.

00:06:50 Albert Weis

And that's, moving forward, going into the new fiscal year, we're going to look at painting some buildings and getting that on the board for us to talk about.

00:07:01 Albert Weis

one thing is when you walk around again from years of different vendors, you'll have, a red building and it'll be red.

00:07:09 Albert Weis

But then there's a patch of that building that's not the same color for some reason.

00:07:14 Albert Weis

So that's a big pet peeve of mine as well.

00:07:17 Albert Weis

So I want that fixed.

00:07:19 Albert Weis

I want the

00:07:20 Albert Weis

window trim fixed as well and deciding on one color.

00:07:26 Albert Weis

So everything is uniformed on that.

00:07:28 Albert Weis

So that's what we'll, those are big projects that we have coming forward for 2026, 2027 fiscal year.

00:07:36 Albert Weis



And with that, you know, I couldn't be more pleased.

00:07:40 Albert Weis

I'm going to turn it over to the man who makes this all possible because he's the one that makes all the money for us.

00:07:47 Albert Weis

Lee James.

00:07:51 Lee James

Okay, so I'm assuming everyone has received the budget, reviewed it, looked over it very closely.

00:08:00 Lee James

Like Albert said, with the insurance savings, we were able to bring down the budget around \$276,630.

00:08:09 Lee James

Now that being said, I can't just lower the budget by almost \$300,000 just because the insurance went down because next year if it goes back up, everyone's going to be very bad.

00:08:18 Lee James

So I was able to reallocate about \$144,820 into other buckets, essentially, that can have, we've kind of been working on a shoestring budget.

00:08:30 Lee James

And so this way, we've beefed up some of those areas where we can get some projects done.

00:08:37 Lee James

That includes maintenance, building, and then contributing to the reserves.

00:08:41 Lee James

which we, we've been trying to do, but it's not always possible, especially when, something arises and it's a big costly item.

00:08:51 Lee James

The total savings on the budget was \$131,810, which equates to a total of 6.91% in reduction.

00:09:03 Lee James

Carrying that over to everyone's dues, and the reason it's not like

00:09:08 Lee James

exactly the same is because we rely on different streams of income from, people closing on properties and capital contributions.

00:09:17 Lee James

So everyone's dues were reduced by 7.42%, which doesn't sound like a lot, but over the year that adds up.

00:09:26 Lee James

That's money back into your pocket.

00:09:28 Lee James

And we were still able to increase, you know, those items that kind of have gone unchecked.

00:09:36 Lee James

That being said, our current balance in the bank is \$571,250.84.

00:09:40 Lee James

Of that-- let's see.

00:09:41 Lee James

I'm so logged in.

00:09:42 Lee James

I apologize.



00:09:46 Lee James

Of that, we'd like to keep

00:10:04 Lee James

about 500,000 in reserves, and then we have an operational budget or an operational account that we spend out of.

00:10:12 Lee James

So I should be pumping more money.

00:10:14 Lee James

I think I've budgeted, let's see.

00:10:20 Lee James

I've budgeted roughly \$10,000 a month back into reserves, which would be about 120,000 over the year.

00:10:30 Lee James

And I'm going to have that invested.

00:10:31 Lee James

I haven't gone through and really dived into the investments right now, but I should be meeting with our advisor just to have an annual meeting and just go over things.

00:10:42 Lee James

And then I can report back at the next board meeting.

00:10:45 Lee James

That's really all I have.

00:10:46 Lee James

And then I'm sure people will have questions at the end of this.

00:10:50 Albert Weis

Thank you very much.

00:10:51 Albert Weis

Keep up the good work.

00:10:52 Albert Weis

And now property management.

00:10:55 Andrea Kennedy

Hi.

00:10:57 Andrea Kennedy

First I want to say I've gotten a lot of emails about the new budget.

00:11:01 Andrea Kennedy

I am going to be doing that on Monday.

00:11:03 Andrea Kennedy

I didn't think that there was a chance that the budget wouldn't pass, but I didn't want to do all the work of changing everybody's dues to only have it not pass and then I have to go back and change everything back again.

00:11:16 Andrea Kennedy

So don't worry.

00:11:17 Andrea Kennedy

Your dues did really come down.

00:11:19 Andrea Kennedy

They will be fixed on Monday.

00:11:23 Andrea Kennedy

Let's see.

00:11:24 Andrea Kennedy

I don't really

00:11:25 Andrea Kennedy



Do you guys have any, I guess we should wait for the questions.

00:11:27 Mark Iocovozzi

When did the new do start?

00:11:29 Andrea Kennedy

May 1st.

00:11:29 Andrea Kennedy

May 1st.

00:11:31 Andrea Kennedy

May 1st.

00:11:34 Andrea Kennedy

I have been trying to crack down on unlicensed contractors that are working out here.

00:11:39 Andrea Kennedy

Also trying to crack down on contractors who do work and they don't actually clean up after themselves.

00:11:45 Andrea Kennedy

That's a huge pet peeve of mine.

00:11:47 Andrea Kennedy

So trying to, get that taken care of.

00:11:50 Andrea Kennedy

As you guys saw in my last Friday e-mail, basically just a statement saying that like if you have a contractor that's not like a Window World or like an Action Air or a Westbury or Mr.

00:12:03 Andrea Kennedy

Electric or, you know, that's coming to do like routine work, those nationally recognized companies, we know that they have insurance,

but it's like your smaller contractors that are coming out to do work.

00:12:13 Andrea Kennedy

we don't necessarily know the extent of their insurance and the coverage, the coverage of their insurance.

00:12:20 Andrea Kennedy

And so I'm going to be requesting that if you guys have a contractor that is coming out, that please you need to send a scope of work.

00:12:26 Andrea Kennedy

And we need the insurance information.

00:12:29 Andrea Kennedy

And the insurance information just gets put right into your portal.

00:12:32 Andrea Kennedy

So if there is an issue, it's accessible for you guys and accessible for me.

00:12:43 Andrea Kennedy

I don't really have anything else.

00:12:46 Andrea Kennedy

I feel like I spend a lot of time talking to you all most of the day.

00:12:50 Andrea Kennedy

I do have the amount, the results of the board member vote and the people have spoken and it will be Lee James will be remaining on the board.

00:13:02 Andrea Kennedy

Albert Weiss will be remaining on the board as well as George Nolan who is not here.



00:13:06 Andrea Kennedy

He will be remaining on the board as well.

00:13:09 Andrea Kennedy

I do have the, only 111 people voted, so I do have the breakdowns if anybody is curious, but I do have the breakdowns saved so I can show you exactly how the vote went down.

00:13:20 Andrea Kennedy

And that's all that I have.

00:13:23 Mark Iocovozzi

That's not even a quorum of people that live here.

00:13:26 Andrea Kennedy

Right.

00:13:28 Mark Iocovozzi

So nothing changes.

00:13:29 Andrea Kennedy

Right.

00:13:32 Andrea Kennedy

And for real this time, that's all that I have.

00:13:39 Eric Wildes

Committees would be next, but we, I don't think Teresa came in, did she?

00:13:43 Leslie Ware

No, I'm supposed to say.

00:13:45 Eric Wildes

Okay, go ahead.

00:13:50 Leslie Ware

Teresa would, tell me.

00:13:50 Eric Wildes

Into the mic, please.

00:13:54 Leslie Ware

Teresa would like me to let you know that we had a very successful yappy hour on April 19th with plenty of dogs and lots of gaming.

00:14:07 Leslie Ware

On

00:14:08 Leslie Ware

May 24th is our summer splash.

00:14:11 Leslie Ware

That is our hot dog roast out here by the pool.

00:14:15 Leslie Ware

Best attended event of the year, I think.

00:14:19 Leslie Ware

In July, there is a game day at the clubhouse.

00:14:25 Leslie Ware

And then to plug myself, she wanted me to talk about the Lunch and Learn on

00:14:33 Leslie Ware

April 29th at 11.45 A.m.

00:14:35 Leslie Ware

Would love to see you.

00:14:37 Leslie Ware

I'm going to introduce probably most of the attendees to the transfer on death deed, which is new to Georgia in 2024.

00:14:48 Leslie Ware



And they just did some tweaking of it so that everybody knows what everything means.

00:14:56 Leslie Ware

And I will help people start or complete an advanced

00:15:01 Leslie Ware

directive if they have a desire.

00:15:03 Leslie Ware

Thank you.

00:15:04 Leslie Ware

Thank.

00:15:04 Andrea Kennedy

You.

00:15:05 Lee James

It's important to talk.

00:15:07 Mark Iocovozzi

Thank you.

00:15:09 Mark Iocovozzi

I want to compliment everybody that's been working in their buildings as far as pine straw.

00:15:15 Mark Iocovozzi

Some of the buildings that have been reaped pine straw really do look nice.

00:15:21 Mark Iocovozzi

There's a person, Leslie, that will come out here with a truckload of pine straw.

00:15:25 Mark Iocovozzi

I think you were interested in pine straw, and Teresa has a number.

00:15:31 Mark Iocovozzi

But some of these buildings are really looking good, especially mine.

00:15:41 Mark Iocovozzi

Yeah, my name's Steven.

00:15:47 Eric Wildes

All right, so next is the three-minute community commentary.

00:15:52 Eric Wildes

If you have a question or comment, come on up and grab the mic.

00:15:58 Eric Wildes

Go ahead.

00:16:03 Eric Wildes

She just had it.

00:16:03 Leslie Ware

Now I'm not Teresa.

00:16:05 Leslie Ware

Comcast was paying.

00:16:07 Eric Wildes

Name and unit number, please.

00:16:08 Leslie Ware

Leslie Ware, 2013.

00:16:11 Leslie Ware

If I recall, Comcast was paying us some money to be in here, so I assume they're no longer paying us that money since now we have a choice.

00:16:22 Lee James



I was not aware of any money coming in from Comcast.

00:16:26 Lee James

I know that we've paid them a lot of money.

00:16:31 Lee James

Like a lot of money, but I'm not sure.

00:16:35 Lee James

I have not seen anything come into our bank account from Comcast.

00:16:39 Lee James

Do you know when that was from?

00:16:40 Leslie Ware

When I was on the board.

00:16:42 Lee James

Okay.

00:16:42 Lee James

I'm not sure.

00:16:44 Albert Weis

Okay.

00:16:46 Albert Weis

Wait, since I've been on the board, I've never seen anything from Comcast or been communicated by Comcast?

00:16:53 Lee James

I'll look into when that stops, potentially.

00:16:58 Eric Wildes

Anyone else?

00:16:59 Eric Wildes

Where's that?

00:17:00 Andrea Kennedy

I'll take it.

00:17:03 Mark Iocovozzi

Please come up and take the mic.

00:17:04 Andrea Kennedy

He's a master.

00:17:08 Mark Iocovozzi

He needs to say you'll hire somebody.

00:17:11 Deryl Johnson

Darryl Johnson, 3235.

00:17:14 Deryl Johnson

Mark was just complimenting some of the buildings, and they do look nice.

00:17:21 Deryl Johnson

They look very nice.

00:17:22 Deryl Johnson

But I have a problem with our entranceway not looking nice.

00:17:27 Deryl Johnson

We are a luxury condominium, and I think we need some flowers.

00:17:32 Deryl Johnson

If you'd looked at the other complexes up and down Johnny Mercer, they look beautiful.

00:17:38 Deryl Johnson

And I think we need to do the same.

00:17:43 Mark Iocovozzi

Amen.

00:17:50 Andrea Kennedy



We do, it's going to be done together a little bit. 00:18:18 Mark Iocovozzi

00:17:54 Mark Iocovozzi Andrew's an exit.

Darrell, what are you talking about? 00:18:22 Deryl Johnson

00:17:57 Mark Iocovozzi Shouldn't be from the road to the gate?

The front entrance? 00:18:25 Mark Iocovozzi

00:17:58 Mark Iocovozzi We'll have to fix it.

Give me a, Darrell, give me a, give me a location 00:18:26 Mark Iocovozzi
that you were talking about, please.

00:18:02 Mark Iocovozzi Okay.

Right here. 00:18:28 Mark Iocovozzi

00:18:04 Andrea Kennedy Andrea's.

Right here. 00:18:32 Andrea Kennedy

00:18:04 Andrea Kennedy Hi, so I talked to Simone, Chris with Simone,
which is our landscaping company, and they
went ahead and weeded out the flagpole.

Everything right here. 00:18:41 Andrea Kennedy

00:18:05 Mark Iocovozzi And who's thinking those flowers are coming
back and they are starting to come back.

Wavefront on Johnny Mercer. 00:18:46 Andrea Kennedy

00:18:07 Deryl Johnson And it just kind of gives us a little bit of a kind of
natural sense.

Yes, as you come in off Johnny Mercer and you. 00:18:50 Andrea Kennedy

00:18:11 Albert Weis aesthetic.

Yeah, the problem is your train. 00:18:50 Andrea Kennedy

00:18:12 Andrea Kennedy There is pine straw that is coming sometime
this week to fill out the side of the front of the
clubhouse to make that look a little bit better.

Some colored entrance. 00:18:59 Andrea Kennedy

00:18:15 Andrea Kennedy If somebody would like to give me a proposal or
like a plan for what you guys would like to see

Can you take a look?

00:18:16 Mark Iocovozzi

By the two signs is what you're saying.

00:18:17 Mark Iocovozzi

Who's picking up?



in the front and freeway coming in, I can definitely work with that.

00:19:10 Andrea Kennedy

I know we don't have a gardening committee,

00:19:12 Andrea Kennedy

But if a few residents would like to get together and let me know what you would like to see out there, just let me know and then we'll be able to work with our landscapers that we currently have or maybe we'll have to find new landscapers to be able to do that part of it.

00:19:28 Andrea Kennedy

But I'm the first one to tell you I do not have a green thumb.

00:19:31 Andrea Kennedy

I don't know what plants go best where, which need sun, which don't.

00:19:36 Andrea Kennedy

So if you guys can give that information to me, I'll be more than happy to make the calls to see if we can get something done over there.

00:19:44 Mark Iocovozzi

And if we plant flowers up there or plants, we're going to have to get some volunteers to take some water up there.

00:19:50 Vincent Du Vigneaud

Why don't we fix the sprinkler system?

00:20:00 Mark Iocovozzi

I agree with you.

00:20:01 Mark Iocovozzi

I mean.

00:20:04 Vincent Du Vigneaud

I don't have reference, and it sounds like a great job.

00:20:06 Vincent Du Vigneaud

Good job.

00:20:09 Vincent Du Vigneaud

I'm new, Vincent Du Vigneaud, 1811.

00:20:11 Vincent Du Vigneaud

Thanks.

00:20:14 Eric Wildes

Please use the microphone.

00:20:19 Vincent Du Vigneaud

Hi, Vincent Du Vigneaud.

00:20:21 Vincent Du Vigneaud

My wife and I grew up at 1811.

00:20:24 Vincent Du Vigneaud

I don't have reference for you, but things we further down.

00:20:27 Vincent Du Vigneaud

It sounds great.

00:20:28 Vincent Du Vigneaud

We appreciated seeing the, you know, monthly charge go down.

00:20:33 Vincent Du Vigneaud

I know these for our units are roughly \$30, based on whatever the calculation is.

00:20:38 Vincent Du Vigneaud



But I wish they could propose, because I've heard from a bunch of people that it's about \$10,000 to fix every sprinkler in each zone.

00:20:48 Vincent Du Vigneaud

And if we just only reduced it by \$20 a month and kept it 10 just to go for that, in nine months the entire sprinkler system would be fixed.

00:20:57 Vincent Du Vigneaud

Percent means the plants would be fixed, and the next year I've done the calculations, it's only \$10 a month.

00:21:04 Vincent Du Vigneaud

the entire place, because we did it ourselves.

00:21:06 Vincent Du Vigneaud

So, if you guys could think about that in a budget, it's just a \$10 less reduction or whatever percentage it is?

00:21:15 Mark Iocovozzi

Andrew, will you please look to see if you can find any files on what it costs to get the sprinklers back up and running?

00:21:23 Mark Iocovozzi

I remember years ago it was like \$10,000.

00:21:25 Albert Weis

Where Alden Wells located?

00:21:29 Albert Weis

Because that was a problem.

00:21:31 Courtney

I just have one question.

00:21:32 Vincent Du Vigneaud

I know a ton about water.

00:21:37 Courtney

I'm just very concerned, like they're saying.

00:21:41 Courtney

Before I bought it, I really mean, we sell in this community.

00:21:49 Courtney

We have friends that buy this community.

00:21:51 Courtney

First impressions are everything.

00:21:53 Courtney

And I said it to Andrea when I was here.

00:21:56 Courtney

Before I was under contract, I canceled because I was concerned.

00:21:59 Courtney

But I love all of you guys.

00:22:00 Courtney

I love the community.

00:22:01 Courtney

I love everyone that lives here.

00:22:02 Courtney

But driving up and down the street, and we all knew every day, like the Chief has mentioned, the places I was running at in Prysler, they had things all the time.

00:22:10 Courtney

Every single place on this island was figured out how to find shrub.

00:22:13 Courtney



Every place, every place.

00:22:15 Courtney

So to me, it's not even a question of what way to find shrub.

00:22:20 Courtney

I'm asking the trees.

00:22:22 Courtney

We have fully developed trees and roots or something.

00:22:24 Courtney

They're all going to be dead.

00:22:25 Courtney

Who's going to replant all these different trees?

00:22:28 Courtney

I mean, magnolias are dying.

00:22:29 Courtney

That's from no mulch.

00:22:30 Courtney

I mean, I'm not a gardener.

00:22:32 Courtney

And if things are dying, and we're not going to keep the values, and a lot of us are paying higher, these values are going to stay.

00:22:38 Courtney

And that's just from a realtor's standpoint.

00:22:41 Mark Iocovozzi

We'll get Andrea to, if she expands some files.

00:22:43 Courtney

We don't need to plant any new flowers, we're just going to protect them from the shrubs that appear.

00:22:47 Courtney

Shrubs are dying.

00:22:48 Courtney

I love that you have cable, but behind my yard is mud and dirt, and no one's covered.

00:22:53 Courtney

I mean, there's mud and dirt everywhere.

00:22:54 Courtney

We can't walk the dog, we can't do anything.

00:22:57 Courtney

So, I mean, I think everything looks beautiful.

00:23:00 Courtney

I love all of you guys.

00:23:00 Courtney

I see Andrea's been great.

00:23:02 Courtney

but watering and maintaining that these trees and bushes and driving us down here should look at, I think, is an excessive.

00:23:10 Mark Iocovozzi

They need to be fixed.

00:23:14 Vincent Du Vigneaud

They just broke the lights over there that are on the fence and on the entire property.

00:23:18 Andrea Kennedy

That's been reported.



00:23:19 Andrea Kennedy

That was an issue that was due to the unfortunate

00:23:25 Andrea Kennedy

locate situation that happened with IQ fiber.

00:23:29 Andrea Kennedy

When you report them, they tell you that it takes about 14 days to get it fixed.

00:23:34 Andrea Kennedy

So, but it's been reported to George Power.

00:23:37 Courtney

But Noel, you agree, we're hearing that from the committee.

00:23:39 Courtney

People are passing over our community.

00:23:41 Vincent Du Vigneaud

Do you mind saying I want to let it go?

00:23:46 Albert Weis

Yes.

00:23:49 Courtney

No, but Noel and I both.

00:23:51 Courtney

I was so in this community, we've both been realtors for 15 years.

00:23:54 Courtney

People are choosing not to purchase here because of the way the grounds look.

00:23:58 Courtney

I almost didn't purchase here, but I love it and I know it's something that can be fixed.

00:24:02 Courtney

But I have clients, she has clients that are saying the merit is not looking fresh anymore.

00:24:07 Courtney

We have like what she does.

00:24:09 Courtney

That's exactly what we really were saying.

00:24:10 Courtney

They drive by long home, they drive by all the rental communities.

00:24:14 Courtney

I lived in the one next where I rented there.

00:24:16 Courtney

I mean, it is, I just want, I still have my place over there.

00:24:21 Courtney

a luxury condominium which should look even better than that community next door.

00:24:26 Courtney

So I love everything, but that's just, and it's gonna hurt our values.

00:24:30 Lee James

I understand, and I completely hear you.

00:24:33 Lee James

Again, we were working on a very shoestring budget for the last few years.

00:24:38 Lee James



Now we have money to reallocate to things like that, and I have up buckets of that, like building went up.

00:24:47 Lee James

I can move money around without having to do like a 30 from for 20 to 30, it can still stay 30, and we have more money to do things like that.

00:24:58 Lee James

So it is in the works.

00:24:59 Courtney

It is in the works, guys, that'll keep the values up here.

00:25:02 Courtney

Yeah, because they'll go down real quick, but magnolia trees are sharp and dying, actually not mulched.

00:25:07 Lee James

I agree.

00:25:09 Courtney

If we can fix the sprinklers, we don't need the flowers.

00:25:14 Courtney

Nothing that's going to die.

00:25:16 Courtney

We have so many.

00:25:17 Courtney

We don't need new trees, guys.

00:25:19 Courtney

We just need to protect the ones we have.

00:25:21 Courtney

There's no one in us planting new things.

00:25:24 Mark Iocovozzi

We agree.

00:25:25 Mark Iocovozzi

I just asked her to look up safety, final history.

00:25:27 Courtney

But you're doing a great job.

00:25:29 Courtney

Love all of you.

00:25:30 Courtney

That's my only thing is because we're just hearing for the community.

00:25:33 Courtney

And we are owning property here, but we want to be able to sell here exactly because that's the best community on the island.

00:25:38 Courtney

So we don't want to lose people buying into this place.

00:25:42 Eric Wildes

And what was your name and unit number?

00:25:47 Albert Weis

And I will say that since we've been on the board, I don't know why this information got lost in translation, but again, the merit now owns its own software and doesn't rely on outsourced software, so we can keep track of where things are and where projects have been.

00:26:06 Albert Weis

We had an incredibly difficult time as a board just locating the wells to fix.



00:26:13 Albert Weis

We, since we and I have been on the board with Mark and Eric, we've fixed 5 wells that we were able to find.

00:26:20 Albert Weis

Nobody even come.

00:26:21 Courtney

We are well water here, and.

00:26:24 Albert Weis

You know that we're on well water.

00:26:25 Albert Weis

Yes.

00:26:25 Mark Iocovozzi

Yeah, and it's the sprinklers are well.

00:26:27 Andrea Kennedy

Yeah, that's for the sprinkler.

00:26:29 Andrea Kennedy

The sprinklers are well.

00:26:30 Mark Iocovozzi

Sprinklers are well.

00:26:31 Albert Weis

That's a deep subject, but we're going to figure it out.

00:26:34 Albert Weis

It's like the water for, they're in sections, so a well will run a section of sprinklers.

00:26:40 Albert Weis

And nobody passed that information down.

00:26:43 Albert Weis

Even the previous property manager

00:26:47 Albert Weis

couldn't locate them.

00:26:48 Albert Weis

So we're finding them and fixing them.

00:26:50 Albert Weis

And we've already fixed 5.

00:26:52 Albert Weis

So as they come up.

00:26:53 Albert Weis

And now we do have a good company that is helping us do that.

00:26:57 Albert Weis

And that is a big budget item moving forward.

00:27:00 Albert Weis

Because I couldn't agree with you more.

00:27:01 Albert Weis

The outside needs to, especially where it says merit, needs to look amazing.

00:27:06 Albert Weis

I mean yeah and we I'll tell you we had you know one landscape company come in and go well you've got trees you can either have flowers or trees it's like no we want both we can we can do that if we if we have one or so I'm.

00:27:18 Courtney

Sure in the meantime there's a bunch of us you guys I mean I have the they just buy the I buy the stuff for them and they do it maybe just buy volunteer one day and go to the front if it's a



budget thing they have a day like volunteer if
it's in the meantime getting.

00:27:46 Mark Iocovozzi

Give somebody else 3 minutes, please.

00:27:47 Mark Iocovozzi

All right, there's another 3 minutes.

00:27:54 Rick Cody

Rick Cody, 1118.

00:27:58 Rick Cody

We've been talking about the landscaping for
years.

00:28:02 Rick Cody

Those 5 wells you're talking about, are they
currently operating?

00:28:05 Albert Weis

They are.

00:28:06 Mark Iocovozzi

They're not.

00:28:06 Mark Iocovozzi

They're not.

00:28:07 Mark Iocovozzi

They're not.

00:28:07 Albert Weis

I thought they were fixed.

00:28:08 Albert Weis

They're not fixed.

00:28:11 Albert Weis

Peter said they were fixed when he left.

00:28:12 Mark Iocovozzi

Peter said a lot of things.

00:28:13 Mark Iocovozzi

Okay.

00:28:16 Rick Cody

They are.

00:28:16 Rick Cody

Nobody else knows them.

00:28:18 Rick Cody

Okay.

00:28:18 Rick Cody

enough about the landscaping.

00:28:21 Rick Cody

It's bad.

00:28:22 Rick Cody

Do we have a written privacy policy, Mr.

00:28:25 Rick Cody

President.

00:28:27 Albert Weis

A written privacy policy.

00:28:28 Rick Cody

Yes.

00:28:28 Albert Weis

Of what?

00:28:29 Albert Weis

For what?

00:28:30 Rick Cody



For privacy.	00:29:04 Rick Cody
00:28:32 Rick Cody	Be aware of that.
as to what information can be given out.	00:29:06 Rick Cody
00:28:35 Albert Weis	And they have given me, I have a complete list
Yes, the merit will not give out any words.	of everybody's name and unit number.
00:28:37 Rick Cody	00:29:12 Rick Cody
Is it written anywhere?	So guard your privacy.
00:28:39 Albert Weis	00:29:16 Rick Cody
It is written somewhere.	To my knowledge, there is no written policy.
00:28:41 Albert Weis	00:29:20 Rick Cody
I'll find it and send it to you if you'd like.	And the board's attorneys are just
00:28:43 Rick Cody	recommending, don't worry about anything,
Okay, it has not been made available.	just do what you want.
00:28:46 Rick Cody	00:29:27 Rick Cody
I have been for quite some time requesting e-	In the HUA agreement, it does say before
mail addresses.	00:29:33 Rick Cody
00:28:50 Rick Cody	It's available to someone who wants to solicit
They won't give them to me as a member, but	other members of the publication.
they're giving them to commercial entities.	00:29:43 Mark Iocovozzi
00:28:55 Rick Cody	Does anybody else have time?
No, we don't.	00:29:49 Mark Iocovozzi
00:28:56 Albert Weis	Please come outside.
No.	00:29:50 Jina Wilson
00:28:57 Rick Cody	Hello, 3 minutes.
There are commercial entities that have the	00:29:52 Jina Wilson
complete list.	Hi, everyone.
00:29:02 Rick Cody	00:29:52 Jina Wilson
and they still listen with it.	My name is Gina.
	00:29:53 Jina Wilson



I live in Unit 1123, and I have a question with regards to

00:30:00 Jina Wilson

Currently, right now, we have not had an audit since 2019.

00:30:04 Jina Wilson

So since we have not had an audit since 2019, is there a way that along with the daily and or weekly emails that Andrew sends out, that we can have some kind of monthly statement in terms of how much money has been allocated each month for whatever kind of finances that we're putting out?

00:30:22 Jina Wilson

Because we haven't had an audit.

00:30:26 Jina Wilson

So it would just help for us as you know,

00:30:30 Jina Wilson

owners to have an idea of how much money is being spent on a monthly basis.

00:30:35 Lee James

So the budget is allocated monthly.

00:30:37 Jina Wilson

Right, but the actual numbers that are actually being spent, like, I mean, to the sent.

00:30:42 Jina Wilson

I mean, I've sent emails requesting that we can have to the sent how much money is being spent every month because a budget is just a guesstimate figures that it's not, it's not the, you know, exact number.

00:30:55 Lee James

So I typically give

00:30:59 Lee James

a number of how much money we had come in and how much money we had come out on a quarterly basis.

00:31:04 Lee James

And that's in the app, the website?

00:31:09 Lee James

I presented here.

00:31:11 Vincent Du Vigneaud

Why not post it there?

00:31:14 Eric Wildes

It is.

00:31:15 Eric Wildes

It's in the minutes and it gets posted to the board.

00:31:27 Mark Iocovozzi

New insurance.

00:31:28 Mike Griffin

Condo.

00:31:29 Mike Griffin

Condo insurance.

00:31:30 Mike Griffin

Oh, Mike Griffin, 1525.

00:31:32 Eric Wildes

Thank you.

00:31:33 Mike Griffin

The new insurance policy, when does that take effect?



00:31:36 Mike Griffin

Some are May 1st, some are May 2nd, some are May 9th, and some are June 1st.

00:31:42 Mike Griffin

Is it depending on the building?

00:31:43 Andrea Kennedy

Yes, and so I've been in contact with our insurance worker.

00:31:47 Andrea Kennedy

They are renewing them for us, and we will have them by May 1st.

00:31:51 Andrea Kennedy

And as soon as I have them, I will send them out to all residents.

00:31:54 Mike Griffin

Thank you.

00:31:56 Andrea Kennedy

It'll it'll be it'll be in your.

00:31:57 Andrea Kennedy

It'll be in your portal.

00:31:59 Andrea Kennedy

You'll receive an e-mail that says, hey, check your portal.

00:32:02 Andrea Kennedy

Your insurance documents are there, and they will be there.

00:32:06 Mark Iocovozzi

I want to thank David.

00:32:07 Mark Iocovozzi

David's always doing something around here.

00:32:09 Mark Iocovozzi

He's only making the place look nice with his own money and his own labor.

00:32:14 Mark Iocovozzi

Thank you, David.

00:32:20 Albert Weis

You actually stole my thunder.

00:32:22 Albert Weis

I was going to thank David for everything you did.

00:32:24 Albert Weis

I have a list right here.

00:32:26 Albert Weis

And to close it here.

00:32:28 Albert Weis

He has painted white lines, he has painted the garage doors, he has gone above and beyond as a resident.

00:32:35 Albert Weis

And really, thank you so much for everything that you do.

00:32:38 Mark Iocovozzi

And that guy is standing up, you got something to say?

00:32:47 Mark Iocovozzi

Anybody else have anything to say?

00:32:48 Andrea Kennedy

No, I hadn't heard that yet.



00:32:56 Heather Heartly

Hello, I'm Heather.

00:32:57 Heather Heartly

Heather Hartley, I've been 15-12.

00:32:59 Heather Heartly

I tend to keep to myself a lot.

00:33:01 Heather Heartly

I'm one of those introverts that's a lot to come in person.

00:33:06 Heather Heartly

So this is my opportunity to thank everyone that's up here.

00:33:12 Heather Heartly

I know it's easy for us to say, well, we want this, and I want lower fees and everything, but I've been here for three years now.

00:33:20 Heather Heartly

And it's a really nice place to come home to.

00:33:24 Heather Heartly

So I really want to thank everyone that's sitting here.

00:33:28 Heather Heartly

Lee, I'm so grateful for what you're doing with the money.

00:33:32 Heather Heartly

It was scary when I first bought in.

00:33:35 Heather Heartly

I think you guys know it about three years ago, it was a strange space.

00:33:39 Heather Heartly

And I thought, what did I get myself into?

00:33:41 Heather Heartly

I moved from Athens, Georgia.

00:33:44 Heather Heartly

And I thought, maybe I made a mistake, but I know

00:33:48 Heather Heartly

with Albert coming in and taking over as the president, we with finances, Eric doing everything Eric does, and Mark, who is like everybody's big brother, and policemen, and friends, and gardener, and helper, and George, who's not here, who just is always George and Theresa.

00:34:13 Heather Heartly

But I really want to thank Andrea,

00:34:17 Heather Heartly

who has to put up with all of us here.

00:34:21 Heather Heartly

Please don't leave.

00:34:23 Heather Heartly

We're so grateful.

00:34:24 Albert Weis

She's under contract.

00:34:27 Heather Heartly

But sometimes it's easy to get lost, so I wanted you to hear it from me, who never comes in person.

00:34:33 Heather Heartly

Thank you.



00:34:33 Albert Weis

Thank you so much.

00:34:44 Mark Iocovozzi

Anybody else?

00:34:50 Eric Wildes

Were there any questions on Zoom?

00:34:51 Andrea Kennedy

I've answered most of them because they were just...

00:34:58 Andrea Kennedy

Hold on.

00:34:58 Vincent Du Vigneaud

Since we talked about the sprinklers, how many wells do we have?

00:35:07 Vincent Du Vigneaud

You said five were repaired.

00:35:10 Mark Iocovozzi

That's what he said.

00:35:16 Andrea Kennedy

I have a question.

00:35:18 Andrea Kennedy

Some of them have just been comments, not really questions.

00:35:22 Andrea Kennedy

But somebody asked if there's a passcode to use the computer.

00:35:25 Andrea Kennedy

There is not.

00:35:26 Andrea Kennedy

We have two logins.

00:35:27 Andrea Kennedy

One is an admin login, which is my login.

00:35:31 Andrea Kennedy

And one is just an everybody else login.

00:35:34 Andrea Kennedy

We configured it that if somebody is not, there's been an hour since they last used the computer, it just shuts off.

00:35:43 Andrea Kennedy

so we won't have any issues of somebody logging in and not like logging themselves out.

00:35:46 Andrea Kennedy

We're also contracted with Computer Land.

00:35:49 Andrea Kennedy

They are going to be helping us maintain our business center.

00:35:53 Andrea Kennedy

So if there's anything that happens, it will not be this long of drag where we don't have that computer.

00:36:00 Andrea Kennedy

I am a technological dinosaur.

00:36:02 Andrea Kennedy

So I do not know how to do all those things, but luckily we found a company that is very reasonable and they were willing to work with us and they're actually nice to work with.

00:36:13 Andrea Kennedy

So.



00:36:17 Mark Iocovozzi

Anybody else?

00:36:19 Mark Iocovozzi

I just want to tell you guys that one, two, three, 4, and George is 5, so there's six of us.

00:36:29 Mark Iocovozzi

We are always on this phone with one another, texting all the time.

00:36:35 Mark Iocovozzi

Saturday night, Friday night, 6 o'clock in the morning, 6 o'clock at night, all the time.

00:36:42 Mark Iocovozzi

We hear everything everybody says, complaints, good things, bad things.

00:36:48 Mark Iocovozzi

We are just always on it all the time.

00:36:52 Mark Iocovozzi

So don't think we're not out here trying.

00:36:54 Mark Iocovozzi

We are really up here trying.

00:36:56 Mark Iocovozzi

It's all the time we talk to one another.

00:37:01 Mark Iocovozzi

So, thank you.

00:37:02 Mark Iocovozzi

Thank you.

00:37:04 Mark Iocovozzi

I mean, the phone's in there ringing that hold this again.

00:37:10 Eric Wildes

All right.

00:37:10 Eric Wildes

Well, if there are no more community comments or questions, can I get a motion to adjourn?

00:37:17 Albert Weis

Motion to adjourn.

00:37:17 Lee James

Second.

00:37:20 Eric Wildes

Thank you.

00:37:24 Eric Wildes

Yep, that's it.

00:37:25 Eric Wildes

All right, meeting adjourned at 2:42.

00:37:28 Eric Wildes

Thank you all for coming.