

HOA of Lynn Lake Meeting Minutes

Date: Wednesday March 27, 2019 6:00pm-7:07pm

Location: Publix-Shoppes of Citrus Park

7835 Gunn Hwy
Tampa, FL 33626-1611

Notice of meeting posted at both entrances and community website.

Board members present: Kathi Saputo- Board President, Irene Perez-Vice president, Nhan Nuygen-Treasurer, Tina Sage-Secretary

Murray McGilveary- ENSUVI Property Management Inc.

I. Board members reviewed and approved December meeting minutes

II. Property Manager's report

- a. Property manager noted that there are approximately 9 community members behind in HOA dues.
- b. Email correspondence approvals have increased to 64% of community members.
- c. It was noted that board members, Nhan and Tina will be responsible for refilling dog waste bag stations as needed.
- d. Board members and community members present discussed recent break ins that have occurred in the Lynn Lake community. Debra noted someone going through mail boxes recently. Non-emergency police can be contacted at 813-247-8200.
- e. Property manager provided an update on the three lawn maintenance bids received: Medscapes bid:\$12,660.00 annually (\$1,055.00/month); Insigna bid: \$13,800 annually (\$1,150.00/month), and Redtree landscape bid: \$13,200.00 annually (\$1,100.00/month). There has been concern that the current company has been neglecting the leaf clean up and maintaining the common areas as expected.
- f. Property manager sent letters and/or email regarding the annual HOA board election on March 19th, 2019. Anyone interested is to send an email to info@ensuvi.com along with their Curriculum Vitae (CV) no later than 15 April 2019.

III. Treasurer's Report

- a. Treasurer noted that the operative account balance is currently \$16,830.41 and the reserve account is currently \$22,642.40.

IV. Architectural Committee Report

- a. ACC representatives were not present.
- b. Property manager provided the following update on requested and completed projects:

10902 - Robert & Glenda Dodson

Status: Approved: Wooden deck added to back of the property for a level sitting area.

Status: Approved: Landscaping Install over 4 phases, starting with tree removal.

11022 - Trevor Parks

Status: Approved: Replace roof

11060 - Du Phuong Nguyen

Status: Approved: Remove screen enclosure frame 32' x 4 and built addition with three windows and exterior door; color will be consistent with house color.

11070 - Sam Blum

Status: In progress – Property manager sent over to ARC committee for review.

Add curbing around the flower bed.... <http://www.pacificcurbinginc.com/wp-content/uploads/2017/06/Portfolio-2018-final-final.pdf>. Pattern will be the 1st one listed ASHLAR, and color will be desert tan.

- c. Community members with approved projects need to send an email to the ARC committee once project has been completed to close the record. ARC committee needs to confirm the job was done as listed and sign off on it.

V. Old Business

- a. **Dock:** Board president and property manager contacted EPC and spoke with the manager. Manager stated that we need to look into Florida "de-watering". There is a concern about a few houses being affected, with cracks and soil erosion occurring.
- b. **Lake drainage:** Board president contacted Public Works manager and was told that he thinks that its more than "cleaning the drainage ditch" areas. He believes the continuous problem of the lake needs to be evaluated by a Stormwater Engineer. He directed board president to the Stormwater call center and volunteered to help out alongside with the present Stormwater manager and any engineers, since he knows the history of the lake.
 - 1. Board president contacted the stormwater call center and was transferred to Doug Hyman in Development Stormwater Services. Board president gave him a brief history of what has been happening with the lake and the surrounding properties. Stormwater engineer thinks there are many possible variables as to why the level of water keeps rising and is going to come out sometime next week to evaluate the level of water, the outlet structure and any properties that are being affected surrounding the lake. He mentioned that if there has been a lot of activity with construction in the backyards, it can cause a shift in the embankment. He is going to retrieve any past permits from the lake and see what was done and if need be, pull new permits if engineers have to get involved.
 - 2. Property manager received an email from Public works general manager, Larry Webster reporting that the lake is private property with no drainage easement. The only drainage easements are over the stormwater system itself. The previous pumping activity was conducted on one occasion due to flooding of multiple portions of Lynn Lake Circle (roadway) and possible restricted access by emergency vehicles due to the flooding. That flooding was associated with storm activity. Due to the lack of significant rain

activity, this issue is likely associated with high ground water conditions which is causing the lake to be higher than normal. (Our site visit was completed on Friday Mar 29th.) While water levels within the lake appear to be higher than normal for this time of year, staff identified no flooding issues or imminent threat of structure flooding. All adjacent structures, houses, appear to be approximate 3'-4' higher in elevation than the current water level in the lake. The dock identified by the resident was elevated approximately 12" or more above the water level to the bottom portion of the dock. The primary issue appeared to be a failed or substandard walkway from the stationary platform to the floating dock platform. While it is possible your HOA could get a permit to lower the water level themselves, pumping from the lake to artificially lower it could impact the hydro-period of the lake impacting its associated wetlands. The lake is a conservation area as noted on the plat. If the HOA wishes to submit a permit (ROW use permit) to pump either into or out of our any part of our stormwater system, we must contact Elibette Gomez in Development Systems at Ph#813-635-5406. Please ensure they provide documentation they've coordinated with EPC/SWFWMMD regarding the potential hydro-period impacts. Unfortunately, they are unable to approve our request at this time due to it being a private property issue.

3. Board members to consider whether to put water drainage into the annual budget.

VI. New Business

a. **Landscaping for common areas:** Discussed the possibility of applying for a grant to fund landscaping. Discussed adding landscaping along the wall to past the dock where the first house property begins by the Anderson entrance, as well as adding perennials to the Lynn Lake entrances.

b. **Street parking:** Nothing can be done if a car is parked the correct way on the street. If a car is parked the wrong way of flowing traffic, send a photo to property manager or contact non-emergency police to remedy the issue.

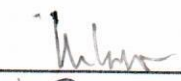
c. **Commercial vehicles:** Discussed vehicles with visible signage or signage covered with materials out in the driveway. Commercial vehicles are to be stored in the garage per Lynn Lake's rules and regulations.

VII. Resident questions/concerns:

- a. Debra Westlake noted that there are community members who would like a paper newsletter.
- b. Board and community members discussed a pot hole at the Lynn Road entrance left by the paving company. This will be reported to public works.
- c. Debra Westlake noted that community members are inquiring about the dock repair and cleaning maintenance.

Next Meeting: TBD

Signed:



Cathi Saputo

