

Minutes

HOA Drainage - Wyndham Way/Huntington LN

Attendees:

Huntington Ln: Lisa Hinton (1101), Killian O'Donnell (1103) Joe & Sandy Incorvia (1105) Jeff and Vera Ciszkowski (1107)

Wyndham Way: Tom and Jan Tracy (1006), Jim Destefano (1008), Bryan McCarty (1012 Wyndham).

Impacted Neighbors not in attendance: George Billaris (1109 Huntington) and Helen & Allen (1010 Wyndham Way)

Board Members: Kathy Wilson, Joe Incorvia, Tom Tracy and Lisa Hinton. Shelly Hurley was not in attendance.

Joe Presentation/Discussion:

- Common drainage easement from Wyndham down to Marshall that is supposed to drain into swamp across the street. Does not work anymore due to construction, landscaping etc...
- Tom & Joe reviewed the topographic survey with engineers.
- Both engineers said to cure the drainage problem, it will require, removal of all fences and landscaping and regrade the drainage way. An engineered slop from Wyndham Way to Marshal will be necessary. The elevation of the easement at Wyndham Way is 2 ft higher than at Marshal. No new trees or shrubs should be planted within easement once done.
- Note: need to check and see if between Jim's and Tom's house if there is a bright house cable from Huntington Lane through the easement. It may have been temporary connection.
- If the Association wants to proceed, the engineer needs to know by January 15th to be able to get work done by rainy season in June.
- The Association attorney, has given permission to use HOA funds for fixing fences and irrigation but not the replacement of bushes/foilage.
- Budget of \$35,000 from HOA savings
- Palm trees on lot 56 and bushes at the back of lot 63 create the greatest blockage.
- Access would most likely be needed through George or Tom's yard.

Decision Points/Questions/Concerns from each homeowner:

- Each homeowner can discuss with engineer/contractor their yard and options
- Need to give OK for access (take down fences etc..)

- OK to get rid of trees/landscaping in easement if necessary
 - Lisa Hinton - OK in general.
 - Wants to see new swale path - will it be in line with property and fence line (currently is not). With potential of swale to move more East, need to ensure that the entire yard drains into the swale further away from property line.
 - Wants current fence saved/reinstalled.
 - Would like an estimated start date - I'm planning on getting my bird cage re-screened and painted and house painted, need to avoid dates of drainage work.
 - Would like to save at least part of philodendron in corner, but if not is ok.
 - Killian - OK
 - Joe & Sandy - Ok
 - Jeff & Vera - Wants to talk to contractor/engineer about possibility to see options available for his yard, what trees can be saved.
 - George - Joe/Tom need to talk to him.
 - Tom & Jan - OK
 - Jim - needs to discuss with his wife
 - Helen & Allen - Joe/Tom reconfirm OK (confirmed)
 - Bryan - OK, concern with clean up afterwards - any broken sprinklers will be replaced, reside area, fence put back in.

Next Steps:

Joe needs to set up meeting with engineer confirm going forward or seriously considering proceeding. Jeff and Jim are welcome to accompany for meeting. Needs to tell him by Jan 15.

Note: The HOA will need an agreement of cooperation and right of access from homeowners, Prior to completion of design and construction proceeding. Joe will ask the Association Attorney to provide an appropriate format for the cooperation and access letter.

If tell the engineer to proceed by Jan 15, construction should be completed by Mid May.

Adjourned 7:37 PM