

**Del Webb Sunbridge Homeowners Association, Inc.  
MEETING MINUTES**

<b>Circle One:</b>	Board of Directors Meeting/ <input checked="" type="checkbox"/> Annual Meeting/Budget Meeting/ Organizational Meeting/Special Meeting/Emergency Meeting
<b>Date:</b>	<u>10/28/2020</u>
<b>Time:</b>	<u>07:05</u> p.m.
<b>Place:</b>	<u>DEL WEBB SUNBRIDGE SALES CENTER</u>

**CALL TO ORDER:**

Eric Baker called the meeting to order at 7:06 p.m. (circle one)

Josh Kalin to second

**BOARD MEMBERS PRESENT (first and last name):**

Eric Baker – Board President

Wesley Hunt - VP

Josh Kalin – Secretary/ Treasurer

**CERTIFY A QUORUM (circle one):**     present / not present

**REPRESENTING CASTLE MANAGEMENT (first and last name and title):**

Jim Koslosky – RD; Amy Pollock – LD; Jasmina Britvar - PM

**OTHERS PRESENT (name, company name, and title):** Residents in attendance:

- Terri Brinegar
- Jim Mcgonagle
- Kelly Ebberbach
- Jim Cotterman
- Maureen, Miller Cook
- Michele Twigg

Lisa Rizzo  
Kent, Julie Calhoon  
Tom Anderer  
Tim Hunsucker  
Janet Mohr  
Linda Wells  
Rob Link  
Mary Lu Williams  
Allyson Ascher  
John Baker  
Don Whiting  
Rani Balasubramanyam  
Sonny Sitaraman

**REPORTS:**

Jasmina Britvar LCAM made opening remarks and gave the Management Report (Presentation attached).

Amy Pollock Lifestyle Director gave the Social Director Report (Presentation attached)

Eric Baker Board President gave the BOD/ Developer Report (Presentation attached)

**Q&A:**

Board President open the floor for Annual Meeting – Membership Questions and Answers

**ADJOURNMENT:**

With no further business to address, Eric Baker made a motion to adjourn the meeting at 8:36 p.m. Motion was seconded by Wesley Hunt.

Respectfully submitted by,

Jasmina Britvar LCAM  
*Name/Title*

**APPROVED 11-10-21**

## **Question & Answers during the meeting:**

Hedges around lift station- Per Josh- will be starting next week

Streetlights- Per Josh- waiting on OUC- hoping by end of year if much longer we are looking into other options to light the streets

Amy- 10/29 Streetlights are starting to go in this morning.

Root barriers for oak trees along streets for roots to go down rather than out for oak trees

Questions:

**Linda Wells 6108 Sandy Springs Ct-** Will we be retrofitting current trees?

Josh- We have only just started looking into this option for future trees but we are looking into retrofitting and pricing to make all that happen.

**Jim Mcgonagle 2795 River Creek Ln-** Can you elaborate on charges that the water company has composed.

EB- I have spoken to the VP of US water. You have 2-50 connection fees that don't get refunded that's to set up, the deposit- you get back after 23 good payments. The rates were approved by the SSD and Tavistock, Pulte is not on that board, we are only getting this info now as well.

**Jim Mcgonagle 2795 River Creek Ln** – It seem the rates are flipflopped, potable and reclaimed.

EB- US Water feel their rates are comparable to surrounding areas. Unfortunately, we are not on that board so we do not have say over their rates

**Tom Anderer 2796 Ruby Rose Ln-** Question on the mulch, \$300,000 for mulch, why aren't we using a synthetic material? It seems like a mulch overload. There are other ways, rubber mulch, crushed stone, this would take away rotting mulch. Mulch is overkill. Looks horrible and cheap

EB- The reason for mulch is to cut down on issues with going through homes. A lot of times sod gets mushy from a lot of rain water, which leads to tire tracks, etc. Something we can look at for future

**Kent Calhoon 6168 Blue Pond Way-** Why is there a delay on getting the sod completed along Del Webb Blvd?

JK- The municipalities are doing some water testing so we held off finishing the install on sod but we will get an update to you soon. They are running tests on pressure to be sure everything gets watered appropriately.

**Kent Calhoon 6168 Blue Pond Way** – I do not buy that Covid delayed the streetlights. Other communities came in later and have street lights. I don't accept it

JK- we don't either, we are pressing the CEO of OUC and we are looking at temporary fixes if they continue to take too long

**Julie Calhoon 6168 Blue Pond Way** – Is there an update on the lifestyle house? Supposed to be done by fall now its winter. We are now spending money to go elsewhere rather than having the lifestyle house and pool.

EB-Our pre- drywall work is done. We are waiting on final word from the GC to build pool. We don't have a final date. Under construction side. We will get an update.

**Don Whiting 2738 River Creek Ln-** Is our irrigation water available now is potable? When will reclaimed be available?

EB- yes, we are set up for reclaimed but currently it is potable

JK- Tavistock has facility anticipate 2 years. Should've started a few years ago but has been pushed. Rates will be the same when facility is set up. The SSD set these up. We built a reclaimed system in this community, because reclaimed isn't available we pump potable, but SSD has agreed to maintain the rates. Even though water with potable they stay with reclaimed rates. In 30 years they will turn over to toho

JB- we don't have control over these rates but we can update with US water updates as we get them. We are learning with you and we will share what we know with you

**Linda Wells 6108 Sandy Springs Ct-** My sprinklers go off mid-afternoon, How do I change that

EB- We control the irrigation systems to keep everyone accountable. We will have our landscape team check your times.

**Kelly Eberbach 6168 Citrus Grove Dr-** My mulch that has been in since July is full of bugs.

EB- we will take note and look at

**Jim Mcgonagle 2795 River Creek Ln** -The first round of mulch was terrible.

**Kelly Eberbach 6168 Citrus Grove Dr** - 4 wheelers, coming into the community and down the street can we block off the fencing so they can't get around? They come in just before dusk on weekends

**Miller cook 6116 Sandy Springs Ct-** They come in of cement pipe behind my home as well.

JB- We have contacted the Osceola county sheriff, we have them coming out to do random patrols. I call every 2 weeks and we will call every few weeks to continue to come out

**Kelly Eberbach 6168 Citrus Grove Dr** - solicitors- can we get a sign? Already dark- ADT, lawn guy

EB-we will get a sign

**Kelly Eberbach 6168 Citrus Grove Dr** - house they are building is same house, so all windows match up

EB-You should ask sales- Lisa was KB sales associate, Amy will follow up who sold next door lot, as well as sales procedure

**Jim Cotterman 2754 River Creek Ln-** tell us what you are planning for lift station landscaping for front, fence comes up to sidewalk, not enough space for landscaping.

JK- Landscaping around the lift station will start next week.

**Jim Cotterman 2754 River Creek Ln** -I have lived in 4 different communities under construction this is the filthiest one I have ever been in, you need to do something to respect our dignity, They have a lack of concern, attention to detail

EB- happy to send it up chain, we have landscapers, pond vender, and clean crew, association can't pay for managing trades, will pitch up chain.

JB- we just drove and saw same debris, need to go back to our vendors but also communicate with construction team

**Jim Barry 2733 Nature View Rd**-I have the nature preserve behind my house. There is a steep drop off and a ton of trash flies down there. I was going to pick it up, but I feel it is not my responsibility

EB- we did take note when we walked last, it is laziness, it is a premier property, its not right. We have 5 field managers here; they need to manage it. We will bring it back to construction, it is unacceptable

**Jim Barry 2733 Nature View Rd** - problems with vendors parking in front of driveway and can't get in or out

JB- we have emails going last week, we are addressing, please send picture so we can hold the vendor accountable

**Rob Link 2737 Nature View Rd**- the road isn't complete so that makes the issues, especially when the trash truck can't get through

EB- There should be signs to park on one side of street, we will talk with construction

**Rob Link 2737 Nature View Rd**- Vendors backing trailers in leave it, my wife can't get to work, they are blocking streets

**Jim Barry 2733 Nature View Rd** – If there is an emergency there is no way to get through

JB- if you see vendors in your driveway please take pictures so we can hold accountable

**John Baker 2781 Ruby Rose Ln**- rain sensors, who is responsible for those that are not hooked up.

JK- start with warranty, if we did not install something it would be Pulte warranty, we will get to bottom of it

**John Baker 2781 Ruby Rose Ln** – guard house, some nights no one is there, who do I let know Amy or Jasmina right away.

**John Baker 2781 Ruby Rose Ln** – is the guard patrolling? Someone drives down my street at 5am

JB- we do not have patrol, but we do have newspapers, and vendors allowed in at 500. Please let us know of newspapers etc. so we are aware of who is in community

AP- Field managers in as well early

**John Baker 2781 Ruby Rose Ln** - recycle is not picking up, always late. Everything is going into one container

JB- we can follow up with AD and share

**Rob Link 2737 Nature View Rd** - called yesterday and came back through to pick up items  
Linda Wells 6108 Sandy Springs Ct - 3 times a week every week

**John Baker 2781 Ruby Rose Ln** - comment to josh , I understand hurricanes take line crews away, but poles should not be an issue

**Tom Anderer 2796 Ruby Rose Ln** - is there a reason we don't have a car t the guard house that says security on it, may help keep people out

JB- working on guard systems currently

**Tom Anderer 2796 Ruby Rose Ln** - if we are paying for 24/7 can we have a rover during the day?

EB- I have short term rental property, is additional cost that goes with it, company that we are looking at does have more of that presence. JK oversaw community where everyone knew guard and loved guard, company we have is not that, we are looking for more consistency.

**Tom Anderer 2796 Ruby Rose Ln** - gate going out is sometimes wide open, 1 guard who parks in front so he can see his vehicle

JB- He does this for additional lighting. Will note gates being open.