

**Trevi Isle Homeowners Association, Inc**

c/o GRS Community Management  
3900 Woodland Blvd, Suite 309, Lake Worth, FL 33463

Thursday, May 30<sup>th</sup>, 2024 at 6:00 PM  
Palm Beach Gardens Library  
11303 Campus Drive, Palm Beach Gardens, FL 33410

**MEMBER MEETING**

Meeting called to order at 6:06 PM by Eric Long, LCAM from GRS Management

**Roll call:** Dianne Rescigno, President, Gina Pugliano, Treasurer, Alyssa Pittner, Secretary, Attorney Steven Braten from the Law Office of Rosenbaum PLLC, Eric Long LCAM and Christine McAuliffe, LCAM were present from GRS Management. Stephen M. Hauptman, Special Counsel of Ball Janik Construction Defect & Insurance Attorneys

**Proof of Notice:** Proof of notice was provided by affidavit.

**Determination of Quorum:** 16 residents were present (4 via zoom) Quorum met.

Stephen M. Hauptman of Ball Janik gave overview of the 558 claim against the builder. Stephen let the owners know they will be taking the case on a contingency basis. Owners voted 29 Yes to proceed, 1 (one) No. Ball Janik Construction Defect & Insurance Attorneys will move forward with the case. On June 4, a walkthrough is scheduled by the Forensic Architects to survey the outside of community. Stephen mentioned that they may need access to owner s homes at a later date. They will be looking for owners to allow entry to their dwelling.

**Adjournment:** The member meeting adjourned at 6:24 PM.

## BOARD OF DIRECTORS MEETING

Meeting called to order at 6:25 PM by Eric Long, LCAM from GRS Management

**Approval of the meeting minutes from 04-09-24:** 1<sup>st</sup> motion by Dianne Rescigno, President, 2<sup>nd</sup> by Alyssa Pittner, Secretary, All in favor 3/3.

**Treasurer s report:** Gina announced that we are on target with our 2024 budget year to date. We will need to use the 20K from the last assessment to pay for unexpected repair costs and expenses.

**President s report:** Welcome everyone and our new property manager Christine McAuliffe. Explained the GRS Community Management contract is for a total of three (3) hours per week. Therefore, we need to be mindful of her time. Owners were asked to use the portal to submit work orders to GRS as these are tracked in the system. If the hours continue to go over, GRS has asked for the board to review the current agreement and modify.

### Old Business

**ARB Applications:** The previous board and management company did a walk-through of the community early this year. The report and GRS files show that ARB applications have not been submitted for review. GRS Management as well as our Attorney reiterated the importance of keeping the property cohesive to maintain property value.

The board is asking owners to submit an ARB application for future and past manipulations to the outside of your home for review. \$25 application fee will be waived.

Owners were upset about the notice of violations that have been sent out. Eric Long reminded owners that a violation is nothing more than a notice to comply. All were in favor to replacing "violation" with "non-compliant" for the first notice to owners. Dianne reported that only three (3) violation notices were sent out to owners who had something on HOA property.

Eric Long mentioned that the owners have the right to appeal the notice.

**Security Gate Update:** Cell box was replaced under warranty. Seems to be working. If we experience additional issues/concerns, we will need to seek alternative gate options –

which would need to be budgeted. One owner reported having issues. Paul Murray, owner stated he has an engineer that would diagnose the issue at no cost to the association. Board welcomes the engineer to diagnose the gate concerns.

**Landscaping Update:** Board moved forward in terminating the Yellowstone contract. After receiving three (3) competitive quotes for large tree cutting, post hurricane agreements and weekly maintenance, S&S Landscaping was selected. Effective 7/1 they will be our new landscaping company.

1st motion made by Dianne Rescigno, 2nd by Gina Pugliano. All in favor 3/3.

**Appointment of Landscaping Committee:** 1<sup>st</sup> motion by Dianne Rescigno, President, 2<sup>nd</sup> by Gina Pugliano, Treasurer, All in favor 3/3. The following members were sworn in by the Board: Nihal Mohan, Aaron Scanlan, Fred Pugliano.

**Rental Restrictions:** After review of the survey from October we have suggested language to prohibit new owners from renting until after the first year of ownership. Steven Braten will draft the language. This will be sent via polling and paper for owner s vote.

Rental cap was asked and Steven Braten explained this would be something difficult to maintain.

Also discussed was a capital contribution for new owners to pay at closing. Steven Braten will draft language.

Encouraged homeowners to set up electronic voting. Reminder email and form sent to all owners.

**Streetlights:** All of the lights but one is replaced. Light kits for repairs are made to order and require 6-8 weeks lead time. The streetlights are expensive as they may need a lift.

**Cameras:** There are 10 fake cameras in the community. These will be taken down. We are seeking quotes from vendors to install working cameras in strategic locations for security purposes.

**Hurricane Preparedness:** Owners are responsible for taking in everything around their house when there is a state of emergency.

There are three (3) garbage cans that are not cemented down. Two (2) in the back and One (1) upfront by the pool. These will need to be moved into a garage until after the storm. Question was raised by Dianne Rescigno if there is a need for the two (2) receptacles on the common area. No one had concerns. Community to move forward with removing One (1).

**Pool:** Currently, we have enough volunteers to move all pool furniture to the bathrooms.

**Trees:** Large tree trimming was not scheduled by previous board. S&S will be on property to trim most of the trees in prep for the hurricane season in June. Unfortunately, we didn't budget enough so Board has reviewed and will make the best decision on the trees we feel will risk damage. This needs to be completed and budgeted for every year.

Dianne mentioned we do not have a post hurricane agreement. We have signed an agreement with S&S to be on their list in case we should need them after a hurricane for storm damage cleanup. This means they will come out to assess the damage and move trees and limbs that are preventing owners from using their cars or immediate danger.

**Engineer Study** – Paul Murray brought to the Board's attention that the previous board disagreed on who to hire to complete the study. Paul mentioned using Nihel Mohan as an engineer to do the study. Board will need time to review.

## **New Business**

### **Insurance Liabilities**

Dianne reminded owners if they see something that could be a potential hazard or liability to report it to GRS for further investigation.

The pool pavers were buckling and will be repaired on May 31<sup>st</sup>.

Requested quote on cracked sidewalk at back of community to be repaired.

### **Appointment of ARB Committee:**

The board has appointed Peter Bloxam, Courtney Moore and Fred Pugliano as the ARB committee. They will review all ARB applications for approval/disapproval according to our governing documents. Owners will have the right to appeal to the board. Steven Braten drafting language for our documents.

1st motion made by Dianne Rescigno, 2nd by Gina Pugliano. All in favor 3/3.

**ARB Guidelines:** The guidelines are clear that anything done to the outside of your home including landscaping, needs ARB approval. The ARB guidelines (which is not all inclusive) will be posted on the GRS website along with the ARB application.

**Adjournment:** 1<sup>st</sup> motion by Dianne Rescigno, 2<sup>nd</sup> motion by Alyssa Pittner, All in favor 3/3

The meeting was adjourned at 7:38 PM.

Minutes prepared by:  
Alyssa Pittner  
Trevi Isle Secretary

Approved by: [Alyssa Pittner](#)

Signature: [Alyssa Pittner](#)

Date : [06/14/24](#)

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