

**Stratford on North Decatur Condominiums
Homeowners Association
Monthly Board Meeting
August 20, 2024
Held online**

Attendance:

The following were in attendance:

Matthew Peterson, 270 OPs Services
Jasima Lyons, 270 OPs Services
Rick Shaw, RB Management

Board members:

Simone Williams, VP
Jennifer Renkowski, Treasurer
Elizabeth Stewart, Secretary

Absent:

Jacqueline Gordon, Member at Large

Other homeowners/community members: Al Malani, Beth Levine

Before the meeting formally began, there was a discussion of the low meeting attendance and the fact that a calendar invite had not been sent out before the meeting.

Call to Order:

Motion to call the meeting to order at 6:39 PM.

First: Simone Williams

Second: Elizabeth Stewart

Motion to approve the July 16, 2024 minutes.

First: Simone Williams

Second: Jennifer Renkowski

Motion to amend the August 20 meeting agenda to include a discussion of community cats.

First: Jennifer Renkowski

Second: Elizabeth Stewart

I. Administration

A. Communication

Matthew Peterson stated that management can be reached by emailing Service@270OPs.com or calling (404) 584-5912 9 AM to 5 PM Monday to

Friday. That same phone number can be called to report urgent needs after 5 PM and on weekends. Examples of urgent needs include a water leak in a common area or a broken elevator.

If there is a water leak inside a unit, homeowners should call a plumber, rather than calling management.

Simone Williams recommended that 270 OPs share that 24-hour phone number with the community again.

Elizabeth Stewart recommended that this communication also include guidance about when to call 911 services before calling management—for example, if there is a fire, a safety issue/crime, or a medical emergency.

B. ARB (Architectural Review Board)

Matthew Peterson shared an update from the ARB reminding homeowners not to store items on balconies. He also shared the Dekalb County number which can be called to arrange the pickup of cardboard or large items: (404) 294-2900.

Jennifer Renkowski inquired whether management had fined any homeowners for non-compliance with the covenants in this area.

Matthew Peterson stated that the Board needed to determine a fee structure.

The Board discussed past precedent of sending written communication stating the nature of the problem and providing 48 hours for the problem to be remedied, then fining homeowners \$25/day, ultimately putting a lien on the property if the fines remain unpaid.

Jennifer Renkowski suggested tabling this discussion until Board member Jacqueline Gordeon is able to provide input.

C. Parking Committee

There was a discussion of the current unsatisfactory procedures for reporting and following up on improperly parked vehicles. The number provided for calling the Parking Committee, (404) 946-3562, forwards calls to one volunteer homeowner. If he is at work or otherwise unavailable, the call goes to voicemail. Often the improperly-parked car has been moved before the person reporting the car receives any response.

Matthew Peterson inquired whether the Board had considered booting as a solution for parking violations. Simone Williams stated that this would not help with getting guests' cars out of homeowners' reserved spaces.

Simone Williams stated that she had forwarded information about a parking management company to Matthew Peterson.

Matthew Peterson asked whether homeowners could make their own calls for a tow, rather than going through the Parking Committee. Parking spaces are homeowners' deeded property. Elizabeth Stewart reported that in the past, ATOW, our towing company, has only accepted towing requests from a list of approved callers. Matthew Peterson said that he would call ATOW the next day to inquire whether homeowners could call in their own tow requests.

D. Litigation

The Board retained the services of attorney Reginald Synder around August 9 . There are two pending pieces of litigation. One relates to the flooding in the 1000 building on October 4, 2023, which originated in one unit, but caused extensive damage to common areas at a significant cost to the Association. This matter was tabled for discussion in executive session.

The other relates to Homeside's mismanagement of its contractual obligations and the Association's finances. Matthew Peterson reported that Homeside had not arranged for our annual backflow inspection last year, and our meter will need to be replaced. The demand letter for Homeside will be more complex and will cover both finances and mismanagement, although it is currently unclear exactly what claim we would pursue.

E. Insurance

Matthew Peterson let the Board know that insurance broker Kamahne Jeffrey is working on getting loss run reports and working on reducing the cost of the Association's insurance.

Matthew Peterson also reminded homeowners that they need to email service@270OPs.com a copy of their homeowners insurance with Stratford on North Decatur listed as additionally insured.

II. Engineering

A. Trash pickup

There have been persistent issues with GFL, our current trash company. After Matthew Peterson pushed back on their overcharging the Association, GFL initially said that they would suspend services to our community; however, they then agreed to sit down for a call with Matthew, which will happen soon.

Matthew Peterson suggested that the Board consider contracting trash services with Dekalb County. The Board requested further information about whether county sanitation workers will wheel out the trash bins from the trash rooms to the garbage trucks.

Motion to switch trash services to Dekalb County, conditional on receiving confirmation that they will pull out our trash bins.

First: Jennifer Renkowski

Second: Simone Williams

B. Gutter cleaning

There were recent homeowner reports of overflowing gutters and downspouts on the 3000 and other buildings. Rick Shaw reported that all gutters have now been cleaned out.

C. Storage units

There were recent homeowner reports of flooding storage units in the 3000 building. Rick Shaw stated that storage units are the responsibility of homeowners. According to Article 16.2 (c) in the covenants, "The Association shall not be liable for injury or damage to person or property caused by the elements or by the Owner of any Unit, or any other person, or resulting from any utility, rain, snow or ice which may leak or flow from any portion of the Common Elements or from any pipe, drain, conduit, appliance or equipment which the Association is responsible to maintain..." If there are water intrusion issues in a storage unit, the homeowner should file an insurance claim.

D. Dryer vent cleaning

External vents clogged with lint were noted during the July 12 property walk. This is a fire hazard. On July 27 and August 11, Matthew Peterson sent out emails requesting that all homeowners have their dryer vents cleaned. He reported that there has been a positive response to these emails so far.

Homeowner Beth Levine reported that she had organized multiple homeowners in the 4000 building to get their vents cleaned together, and that nine units had been done on Saturday, August 17.

E. Speed bumps and speed limit signs

Following discussions of unsafe driving at the May and July board meetings, the Board approved spending \$1,740 to install three 12-foot speed bumps on July 23.

Three speed limit signs will also be installed near the speed bumps.

Motion to install the signs at the locations suggested by Rick Shaw.

First: Jennifer Renkowski

Second: Simone Williams

Simone Williams resent the meeting link from the Board's email address at 7:13 PM and homeowners Miriam Simpson, Sue Rydell, and Bonnie Billington joined the meeting after that point.

F. Lights out

Following the July meeting's discussion of external lights out around the community, Board and community members Jennifer Renkowski, Elizabeth Stewart, Yvonne Melson, and Rebecca Brougham walked the property on the evening of July 19 and submitted a report of all the lights out in and around buildings, including in parking garages.

Rick Shaw reported that all exterior building lights have now been fixed, and that pole lights are mostly fixed. Parking garage lights are in process. The pole lights near the dog park and Dekalb Industrial are still out. They are Dekalb County lights, but the county wants to know who pays the bill. Matthew Peterson stated that he would attend the County Commissioner's meeting to talk about this.

G. Exit gate button

On August 19, it was reported that the metal pole with the button which unlocks the pedestrian gate had fallen over. Rick Shaw stated that he had watched security footage from the gate, and that the broken pole was not a result of vandalism—it had rusted out and broke under the light pressure of someone pushing the button. Rick Stated that Taylor Security would be out to replace the pole and fix the button soon.

H. Brickwork

Missing pavers in front of the 2000 building entrance were reported in November 2023. A section of facing bricks was observed to have fallen off a retaining wall on the 3000 building during a property walk in April. Uneven pavers were also observed in the sidewalk in front of the pool clubhouse.

The Board approved a bid for all three projects from Masonry Excellents in the amount of \$4,200 on July 26. Rick Shaw reported that this work had been completed.

I. Security cameras

Following persistent issues with improper disposal of trash in all four buildings and occasional issues with mailroom break-ins (2000 and 3000 buildings in December 2023, 100 and 4000 buildings in December 2022), the Board requested quotes for installing security cameras in building lobbies and outside trash rooms.

Rick Shaw has provided two bids for the Board's consideration. The Board will review these estimates and be prepared to make a decision at the September meeting.

J. Pool/clubhouse policies and procedures

With the pool finally open this summer and new management in place, there were several questions about our standard operating procedures for reserving and using these common areas. Further discussion of this matter was tabled for executive session.

K. Community cats

Following the July meeting, there was a cordial email exchange between the Board and homeowners who have been involved in feeding/catching/spaying/adopting/releasing community cats. The Board expressed appreciation for these homeowners' initiative in helping to manage the cat population and asked for a timeline by which the trap/neuter/release process might be completed. Community members reported investing significant time and resources in this area, but did not provide an end date for the project.

Water and food bowls have continued to be observed in front of the 2000 building since the July meeting where it was requested that this practice be stopped.

At this point, the Board would like to hire a professional animal removal service. Matthew Peterson suggested that our current pest management service, PESTUSA, offers a wildlife service which he would inquire about. The Board requested further information in this area before making a decision.

L. Landscaping

At the July 12 property walk, Beau Resnick of Crabapple LandscapExperts offered to provide low, medium, and high-end quotes for installing fall seasonal flowers. The Board needs to follow up and request these quotes.

Will the medical building next door share the cost of flowers, since they share the entrance area? Matthew Peterson will follow up with them.

III. Accounting/Finance

A. Profit and Loss/Aging Reports

In previous financial statements, it was observed that certain homeowners were thousands of dollars behind in paying their Association dues. Demand letters were sent to these homeowners in June. The Board requested an update about response to the letters. Matthew Peterson reported that many unpaid dues have been paid since the letters went out.

Matthew Peterson requested that the Board grant 270 OPs permission to cut off card and gate remote access for homeowners who are more than \$1,000 behind in paying their dues (or preferably, to cut off access for homeowners who are

behind in their payments by two or more months, rather than referencing this policy to a particular dollar amount).

Treasurer Jennifer Renkowski stated that for every month that dues are unpaid, not only is the Association lacking funds which should be in its bank account, but the Association is losing the interest those funds could be earning.

Motion to cut off access card and gate remote access to homeowners who are two months (60 days) or more behind on paying their dues.

First: Jennifer Renkowski

Second: Simone Williams

B. Payments

Matthew Peterson reminded homeowners to make all checks payable to Stratford on North Decatur.

IV. Community Concerns

A. Meeting notification

Bonnie Billington asked when the notification for the August 20 meeting had been sent out.

Matthew Peterson stated that the notifications should have been sent out on Saturday, August 17 and Monday, August 19.

Miriam Simpson and Bonnie Billington reported that as of the afternoon of August 20, they and Board member Jacqueline Gordon had not received a meeting invitation. Something about the current notification system is not working.

Simone Williams offered to send out Google meeting invitations for upcoming meetings from the Board's email account if Matthew Peterson will provide the meeting links.

The next monthly Board meeting will be on the last Tuesday of September, September 24 at 6:30 PM.

The meeting moved to executive session at 8:02 PM.

Adjournment

The meeting was adjourned at 8:37 PM.