Minutes of the May 12 2022
Neighborhood Captains' Forum

The Forum was called to order at 2:00 PM in the RSF2 Classroom by Janet Nolan, EC Chair. HOA Manager Rudy Bautista and Captains from 18 neighborhoods attended with Marie Reyes sitting in for Terra Vista. The minutes of the April 14, 2022 Captains Forum were accepted by voice vote.

I. Management Reports

Rudy Bautista, HOA Manager, reported

a. Captains can reserve Piazza Vista, which is the Fireplace area in Lago Vista.

Open Discussion: gazebos and the fireplace area in the old model home section of Lago Vista can be reserved by Captains through the HOA office. Club venues and borrowing club tables and chairs for events in neighborhoods must still be reserved through Lifestyles. This means, a neighborhood submits BOTH a request to the Assistant to the HOA Manager to reserve the common area AND a request to Lifestyles if tables and chairs are needed at a gazebo or the Piazza Vista area.

b. Road reseal will soon be completed. Only road reflectors that were in good working condition will be replaced by Asphalt 365 at their cost if they were covered with this project, except for old, damaged ones that were as is before the project. The material is a mixture of tar and sand which is meant to extend the longevity of the asphalt.
c. Residents who want Pet Stations should contact the Neighborhood Captain to begin the request process. The Captain submits a request to the HOA Manager with a suggested location. The HOA Manager will confirm that the location poses no interference with the community before granting the final approval.
d. There is an extended delay in obtaining AEDs and the price of AEDs has risen.
e. Pets are not required to be registered with the HOA. The Club requires dogs to be registered with PALS in order to use the dog parks. Pets who do not use the dog park do not need to be registered with The Club.
f. The Board is working on a contract for sidewalk repairs for the whole community. Tree removal is not included. The contract does include grinding and pruning of tree roots when necessary before new concrete is poured. Root pruning does not hurt the tree. Trees are lost in a hurricane regardless of pruning.
g. A material shortage is resulting in a shortage of windows and garage doors for new construction.
h. Our contract with Toho water is on the SolivitaHOA.com website. It includes the conditions under which Solivita will receive reclaimed water at no charge until 2048 as long as Solivita follows recommendations to conserve water usage, which we have. As a result of frequent water shortages, the HOA has sent a letter to Toho asking that Toho abide by the agreement to provide water.
i. If a resident has low water pressure inside the home, call Toho. If the problem is a meter, Toho will fix it. If the problem is the backflow, the resident is responsible. Your backflow should be checked once a year per Toho's recommendations.
j. The HOA has sent a request to Jan Wood of Polk County Waste and Recycling about waste and recycling pickup issues. She has not responded.

Open Discussion: When residents put bulk items on driveways for pickup within 3 days, that time limit is not observed. Items stay there for 5 or more days. Other residents pick up items placed at a curb. Some residents put items on the driveway and advertise them on

social media. Rudy was requested to send another email blast reminding our residents that independent driveway "garage" sales are not permitted. Solivita offers a community Garage Sale twice a year. Estate Sales inside a home are the business of the resident.

k. Floralawn sent a letter to the HOA Board notifying us that it takes half a day to place flags. The increased number of flags has resulted in Floralawn falling behind schedule with their primary duties. With current staffing issues, they can no longer continue to help with flags.

Open Discussion **Flags over Solivita**: The NC Executive Board has met with representatives of the Veterans Club. Captains will forward requests for volunteers, who will contact their Area Leaders. The roll of Captains is only to send emails recruiting for volunteers within their neighborhoods. The Veterans Club has separate flyers targeting specific neighborhoods for extra flags for San Clements and Solivita Blvd. in areas where there are no houses.

II. Neighborhood Captains Executive Committee (NCEC) Report

a. Handout Summary

- **Directories -** Individual corrections sent in by Captains will be processed with the monthly closings.
  - Captains are reminded to please send only contact information and no messages or comments with the email.
  - Resident contact additions and corrections –***must*** have the name and address for corrections to be made.
- **Open captain positions**: Candlewood North & South, Rainbow Lakes East, and Valencia South
- **Training/orientation:**
  - For those of you who want training on writing a newsletter please email the captainprogram.solivita@gmail.com. Susan Godlewski will respond and arrange for a time. The Captains workshop for the Neighborhood websites has been put on hold because the SolivitaHOA.com website is being redone.
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- **Email communication**
  - Please remove Janet Nolan's personal email from your contact list for your general announcements of events.
  - Never hit reply all to Neighborhood announcements.
  - Always use the program Gmail account for program activities.
  - Never delete your sent or trash mail---this is so, if ever needed, the program can assist in an emergency as to what activities are going on.

Open discussion: Captains were reminded to notify Janet Nolan if they will be away from email for extended time, so she can check the neighborhood email.

- **Reflection reminder**
  - July Reflections due May 27: Larry Librach, Portofino East
  - August Reflections due June 27: Karen Long, Viareggio

b. Janet Nolan reported:

- **Handbook and Guidelines to NCP**---all will be posted on the Website

- **Common Space guidelines**---still in progress of being written, suggestions are to keep the events to 2 daytime events and only 1 nighttime event per month.
- **Block/Street Party guidelines** are completed and have been submitted as a Standard Operating Procedure to the Board.
- **Welcome Packet**---needs to be reviewed and updated. The Orientation PowerPoint for new residents is heavily focused on the Club. Captains were asked to review it with street leaders and make suggestions as to information that should be included for new residents.

Open discussion: Old flyers for flags need to be replaced.

III. **Additional Clubs or Fund-Raising Activities.**
Captains were asked to consider which additional clubs or fund-raising activities they wish to support through the Neighborhood Captains Program.

IV. **Educational presentations:** Janet Nolan thanked Larry Librach and Stewart Cohen for their work in organizing the current series of presentations of information about the CFX Southport Connector Expressway. We need to be careful to keep the presentations informative, not political. Under the 8th Amendment, the Board has requested that the Captains help to provide residents with facts that are informative, educational, and impact their lives. The EC has reviewed the slides in this presentation and the information in them is factual. Be aware the presenters may provide their own views. If requested by a resident with opposing views, we will arrange their presentations.

V. **Open Discussion**

The Forum was adjourned at 3:57 PM. The next forum will be held on June 9, 2022 at 2 PM in the RSF2 meeting room.

Submitted by
Susan Godlewski