Minutes of the March 9, 2023
Neighborhood Captains' Forum

The meeting was called to order at 2: 00 PM by Janet Nolan, Executive Committee Chair. 18 Captains were in attendance. Janet welcomed our speakers Larry Anson, HOA Board President, and George Muller, Chairman of the Finance Committee. We welcomed new Captains Howard Hirsch of Verona and Karen Irian of Varese. The Minutes of February 9th, 2023 were accepted.

I. Janet Nolan reported:
- Reflections articles will continue to be sent to Doug Gilbert <douggilbert@evergreen-lm.com> with a copy to CaptainProgram.solivita@gmail.com. An article from Vestrella is due March 27th; An article from Bella Viana is due April 27th.
- Continue to schedule Blue Stream presentations with Bob Monica, if needed.
- The committee is updating the Block Party Standards of Practice.
- An updated list of AEDs owned by the HOA has been sent to all Captains.
- Information on fundraising and handling of money deposits for AEDs will be sent by email.
- The Performers list has been updated.

II. Larry Anson, HOA Board President, and George Muller and Chair of the Finance Committee, presented information on two issues.
- **Street Lamp Districts** –The turnover of the HOA from Taylor Morrison has resulted in an issue discovered by our Finance Committee. Avatar had filed with Polk County to establish 34 Street Light Districts which covers most (but not all) of the neighborhoods in Solivita. These districts may not exactly match the areas defined in the Neighborhood Captains program. Residents in these Districts are charged annual non-ad valorem taxes by Polk County according to a formula of the number of street lights, cost of lights, installation and maintenance in a district divided by the number of homes in that district. Homeowners in a district with larger lots will have fewer homes per light (and therefore higher cost per home) and those in a district with smaller lots will have more homes per light (and therefore lower costs per home). This complies with Polk County Ordinance 10.8 Public Property and Public Rights-Of-Way through 10.61 Street Lighting Assessments. Duke Energy determines the location of, installs, and maintains each street lamp.

    - **Defining the Issue at Hand**
      During the purchase of Avatar by Taylor Morrison, no one filed to establish the remaining Street Light Districts which would have included five of our newer neighborhoods (Vittoria, Versilia, Viareggio, Villaverla and Varese). The HOA has been paying the electric bills for neighborhoods and that cost is part of the annual budget shared by all homeowners. Prior to turnover Avatar and then Taylor Morrison paid for any revenue shortfalls, so in essence they covered this cost. After transition occurred, the cost of street lights for these remaining five neighborhoods (about $77,000 a year) has been borne by the entire community and is part of every homeowner's HOA assessment. The finance committee has recommended to the board to pass this cost

on to the homeowners in these five neighborhoods, who should have received the bills from Polk County.

- **Action taken by Board**

  At the request of the HOA Board, Taylor Morrison has begun the process of creating Street Light Districts for these neighborhoods. The process should take about 2.5 - 3 years when the developer initiates it. If the HOA attempts to establish the districts, it would take a lot longer and involve government approvals, legal fees, and voting by each homeowner in each affected area. Having the developer do it is the preferred way.

- **Finance Committee Role**

  The finance committee will investigate and calculate the amounts owed by homeowners in each of the five neighborhoods. The calculations of cost per household are based on a formula used by Polk County; calculating the number of streetlights, installation and maintenance in a district divided by the number of homes.

The HOA Board intends to institute an annual Street Light District (SLD) assessment with respect to these neighborhoods and notify each homeowner of the annual assessed amount which began accruing starting Jan. 1, 2023. We should be ready to send out letters to homeowners by this fall.

- **Spectrum** – The HOA Board has sent an email to residents informing them the flyer from Spectrum does not provide a comparison of the technical components in the bid. All five respondents have offered door fees. The HOA Board has signed non-disclosure agreements so we cannot show you all the information. There are performance standards in the proposed contract with financial penalties listed. Spectrum has the right to meet the Blue Stream offer, but has not done so. There are some things Spectrum does not want to do.

  All cable and fiber optic services utilize sub-contractors for outside installation. Blue Stream plans to use their employees to do any work inside a home. Janet Nolan noted that where there is a rental, the home owner must approve work to be completed inside a home.

  The HOA Board is concerned to do what is best for the majority of residents. We know we cannot please everyone. As long as they continue to pay their full HOA fee, residents may choose to use other services such as Frontier, dish, or Wi-Fi mobile. Under the 10-year Brighthouse contract, ownership of the cables will transfer to the HOA at the end of the contract. The HOA does not intend to get into the cable business and does not plan to maintain the network.

III. Vittoria East Captain Kristi McConnell gave a SCAR Update.

IV. Janet Nolan presented information on Polk County Ordinance 14—Bingo and Game of Chance. The Neighborhood Captains program will not run games of chance or bingo until all needed documents are collected from Polk County, IRS review and final approval of the Board.

V. Open Agenda

The HOA is not part of the class action lawsuit. This landmark class action will affect many communities and has been moved to the new 6th Court of Appeals.

The Forum was adjourned at 3:58 PM. The next Forum will be on April 13, 2023 at 2 PM location at RSF2.

Respectfully Submitted,
Susan Godlewski,
Executive Committee