

A special meeting of the Thousand Roses Homeowners Association Phase 2 was called on February 6, 2024 at 5 PM at 1441 Thousand Roses Dr N. President Jeff Shields called the meeting to order.

Attendance

Jeff Shields, President
Trudy Gonzalez, Vice President/Treasurer
Jacquie Hawkins, Secretary
Martha Hammack, Board Member
Tammy Kirk, Board Member
Bruce Campbell, Board Member
Frank Benjamin, Homeowners

Item 1: GATE

Benjamin gave an update on the gate that has been rammed by a car again. He showed pictures of the damage and explained what repairs he and Juan Rodreguez did to try and fix it including reinforcing the base with cement so if it is hit again it won't cave in.

William from Hartline had also come to inspect the damage and said he would compile an estimate of what it will take to fix it including a new motor.

Mr. Shields asked what evidence there was that the gate had been hit. He was told that William figured the person pushed it with the car, instead of actually ramming it, leaving no real marks on the gate.

Mr. Campbell said the fuse was at fault. Because it didn't blow, the motor was fried. He thinks that part of this should be covered by the warranty. Ms. Gonzalez said the warranty wouldn't cover physical damage but William had said that the fuse should have blown, so that means the equipment was defective.

At least with the cameras, once in place, we could catch someone and report it to the police. We may have to fight it in court, costing us additional money, and then someone else could go and ram the gate again.

There were three solutions proposed.

1. Leave the gate open for good as it is costing us too much money.
2. Get the gate fixed.
3. Leave the gate open and get the estimate for fixing it. Get the cameras installed and see how accurate they are of getting license plate numbers, etc. Then have another meeting to see where to go from there.

A vote was taken and all six members present voted for option three. JoAn Guilfoile, Board Member not present, voted by phone for option 3.

Item 2:CAMERAS

It was agreed that cameras were needed for security reasons. Ms. Gonzalez

said that the two cameras have already been purchased and they have been waiting weeks for William to have time to install them for us. She said we needed to get permission to put the cameras on the telephone pole near the gate from Duke Energy. Ms. Hawkins called them and was given an email address to use to fill out and get a permit. Ms. Gonzalez filled it out and then found out that it would cost \$700 for the permit, then an additional \$25 a month to use the pole. Frank Benjamin told her that he could install them if they purchased a pole that could be used instead of the telephone pole. We would need a 16 foot pressure treated 2X4 to assure that at least three feet could be dug, and have the cameras high enough to be accessible, but low enough for them to be reachable when needed. The purchased cameras are solar and cellular.

Ms. Kirk made a motion to purchase the pole and have Mr. Benjamin install it. A vote was taken and it was unanimous.

Item 3: DUMPSTER

There were complaints from homeowners in Phase 2 concerning the dumpster in Phase 1 owned my manager Gary Grondin. The bin is always overfull and bags of trash and garbage are left on the ground attracting rats and other vermin, causing a health hazard. Plus furniture is piled up and left there making the area unsightly. Ms. Gonzalez got Ms. Hawkins to write a letter asking Mr. Grondin to either get a second dumpster or have the dumpster emptied more than once a week. Ms. Gonzalez took the letter to Mr. Grondin's office but he was uninterested in listening. She explained his responsibility for the dumpsters and gave him the letter, which he ripped up and threw in the trash without opening it.

It was decided by the Board to take the next step and Ms. Gonzalez will get the Mayor's phone number on line and see what steps could be taken. She will also contact the Health Department and file a complaint with the Police Department and we possibly may have to bring our grievances to the City Commission.

There being no further business, the meeting was adjourned.

Jeff Shields, Presidential

Date_____

Trudy Gonzalez, Vice President/Treasurer

Date_____

Jacquie Hawkins, Secretary

Date_____

Martha Hammack, Board Member

Date_____

Tammy Kirk, Board Member

Date_____ \

Bruce Campbell, Board Member

Date_____