

HOA/CDD Questions, Issues and Concerns – Town Hall 6/12/2022 – Update 6-20-2022

Question, Issue, Concern	HOA/CDD	Response	Notes/Updates
When will the roads be resurfaced?	CDD	An Ha5 product was added to the surface of the roads a couple of years ago. It worked well in most areas but roads that are in higher water table areas continue to experience leaching (white lines). There is no plan currently to resurface the roads & likely, Ha5 relocating will be scheduled in a few years.	Suggestion made to change the color to a lighter surface that might not show the leaching quite as much
What are we doing about recycling situation?	TBD	<p>The City of Bradenton is changing the recycle system to a centralized process. Manatee County has not yet considered that option.</p> <p>From the Manatee County website, mymanatee.org “Manatee County has not cancelled or changed its recycling program Please continue to Recycle per Your Normal Collection Schedule”</p>	
What are we doing about the signage at the back gate – all cracked.	CDD	<p>CDD has designs and will replace those signs at the front and back gate shortly</p> <p>Signs will be in the same design as all other signs</p>	Armand added – sign should be made to declare community Deed Restricted
When will cars be towed?	CDD	<p>Towing company is arranged & noticed on the entry signs – but please park responsibly; the CDD does not want to tow.</p> <p>Homeowners need to respect parking restrictions to enable mail delivery and for emergency vehicle access.</p>	
When with will the HOA community-wide, replace with metal mailboxes?	HOA	The HOA Board previously asked for volunteers to investigate mailbox options. The Board will have to readdress.	<p>Jack DaLuz, Armand Houze, and Bill Milner have volunteered to be on a mailbox committee</p> <p>Note sent out asking for more volunteers</p>
When will the HOA have Duval make good on plant warranty inside the front gate?	HOA	The question has been raised with Duval, the Board is waiting for a response on plant replacement or credit/deduction from final payment.	

What is being done about the dying bougainvillea plants in Seven Oaks medians?	CDD	Under replacement warranty, monies have been withheld from Duval & TLC will replace with a sturdier varietal.	
Have landscapers remove Kuduz (official name Pueraria) at Preserve beside Ashley Circle sidewalk.	HOA	Apex Tree is scheduled to do work on Ashley next week, HOA has already identified this issue to add to Apex list. (Note: Kudzu is very invasive. Removing it now is good but be prepared that it will be back again next year).	Apex did not address – will put on Bloomings list
We need to do something about dogs that are allowed to bark constantly while outside or on lanai.	HOA	Dog barking is a civil matter addressed in Manatee County chapter 2-4 Code of Ordinances. Chapter 2-4-1 Manatee County Animal Ordinance...by persistent or repetitive barking, Chapter 2-4-3 Division of Animal Services...under direction of County Administrator shall implement and enforce this chapter. Dog barking is not an issue that the HOA can fine a homeowner. However, the HOA will send out a reminder about barking dogs and site the County Code.	HOA reminder written. Will be sent out week of 6/20
Irrigation issues	CDD	Email Terri@TLC: support@tlcfla.com . Please do not make attempts to intercept & interrupt irrigation tech Eleazar while he is on site.	
Who is responsible for repairing the cracked curbs and sidewalks and the raised sidewalks?	CDD	Continuing issue being addressed	Sidewalks outside on Cooper Creek have been marked by County – thank you Mike
Who is responsible for the rust on the sidewalks and curbs?	CDD	CDD cleans the sidewalks & miami curbs once a year, usually at a cost of \$16,000+ the previous year. However, with the addition of rust removal the cost was #32,000+. The CDD can't continue doing that on an ongoing basis, only for the rust stains to return in less than 6 months. Plan going forward – likely the CDD may clean and charge the homeowners showing ongoing rust; or the homeowner can choose to remove the stains themselves. The CDDs message will explain that the cause of the rust is the iron in the fertilizer. The message may also share the CDD intent to clean and charge the homeowners (amount of charge to be disclosed) or otherwise the	

		<p>right chemicals to use if the homeowners wish to do independently themselves.</p> <p>Homeowners should discuss with their landscaper contractor to eliminate iron or iron content in fertilizer applications.</p>	
Please send out a reminder for dog owners to pick up after their dogs, especially on Charleston and Ashley Circle	HOA		See dog noise above – message written and will be sent week of 6/21
Can we add another Dog Poop Station on Ashley?	HOA	There are 8 dog poop stations in University Place. They are filled with bags and emptied by our Maintenance Team. They are located: corner of Charleston & Planters Knoll, Drayton Circle, Ashley Circle, Corner of Charleston & Coates Row, Indigo Ridge at Seven Oaks Pool, Indigo Ridge at beginning of Nature Trail, Seven Oaks, Heywood Circle. The HOA Board has no plans to add more dog poop stations at this time.	
Can we add lending library shelves in the Community Room at Charleston Pool?	HOA	Lending library books are succumbing to the heat and humidity at Seven Oaks Pool. HOA will install shelving in the Community Room to relocate Lending Library.	
Can the CDD website link be on the HOA site and visa versa?		Excellent idea – the CDD website is now a link on the HOA website. CDD will do the same	