



Laureate Park Master Association

HOA Informal Meeting


October 5, 2023


Dockside / *5:00 to 7:00*

MEETING AGENDA

1. Welcome and Introductions
2. Governance of HOA / CDD / Tavistock Management
3. New Laureate Park Phases and Roads
4. Management Update
5. Q & A

Laureate Park – Management Areas

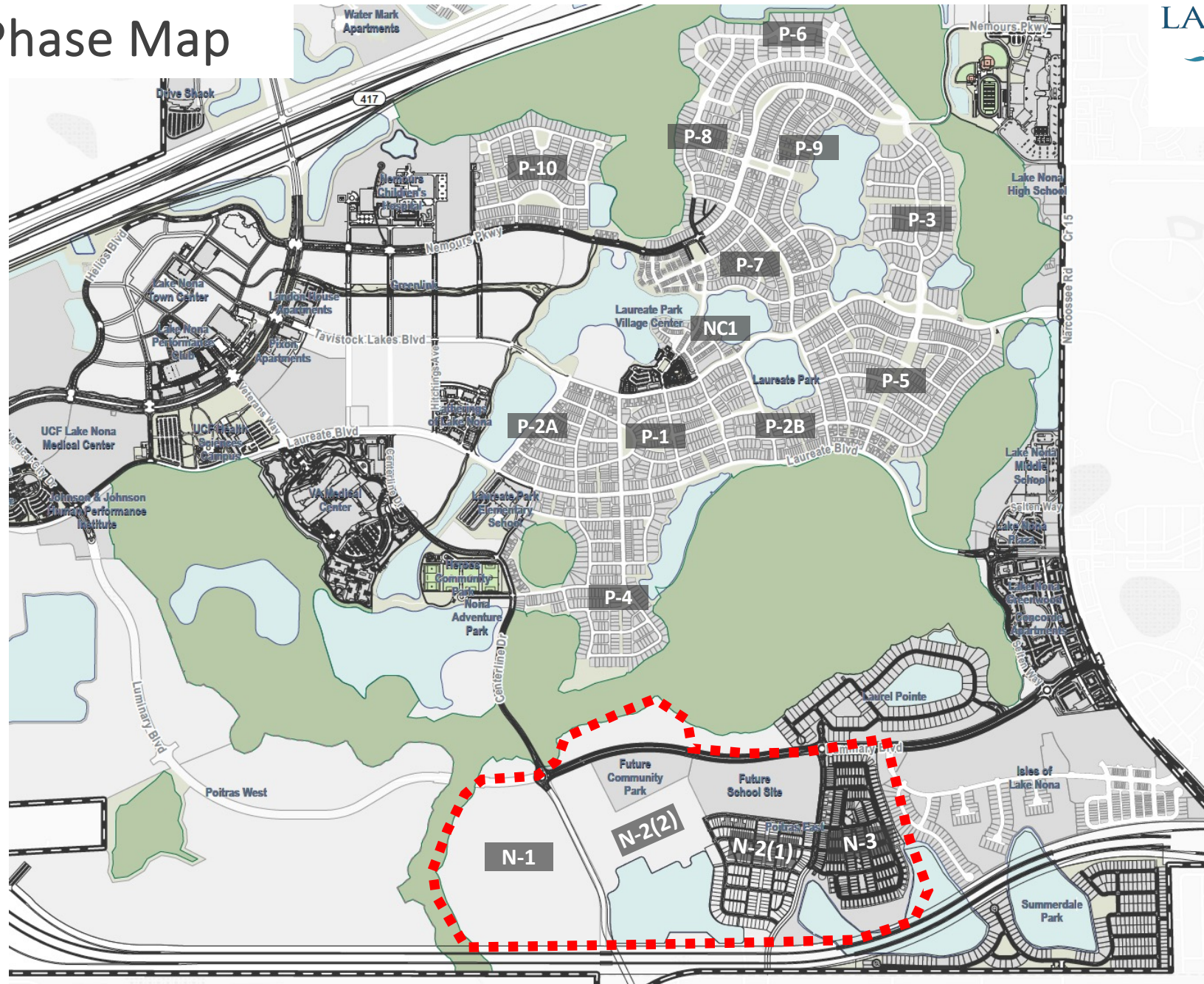
-  **Greenway Park Improvement District**
Tavistock Lakes Blvd
Laureate Blvd (except Phases 1A AND 1B)
-  **Poitras East CDD**
Luminary Blvd
-  **Midtown Improvement District**
Centerline Drive

-  **Tavistock Development**
Commercial Property
Laureate Park Village Center
 - Laureate Park Aquatic Center
 - LP Fit
 - Dockside

- HOA Management**
Community Parks
Common Area Maintenance
 - Townhomes + Duplexes



Laureate Park – Phase Map







Laureate Park HOA January – August 2023 Projects

HOA Manager updates from September Meeting

1. WHIT House landscaping
2. Sidewalk grinding (Phase 3)
3. CDD landscaping and sightlines (Benavente/Tavistock Lakes & Nemours)
4. Landscaping in Phase 9 (adjacent to tennis courts)
5. Mew mole cricket treatments & sod replacement



• Mulch (Attached Units and Common Areas) -

- **Phase 1:** Ashton Wood Urban Attached Units, Nemours Attached Unit, Gabor Attached Units, Walcott Attached Units, Tavistock Attached Units (Pine Straw), Mews: 1, 3, 7, 9, 10, 12, 13, 17, 21, 22, 27, 28, 35, 39, 40, 41, 44, 45, 54, 55, 56, 60, Phase 7 Pond, Square Pond by Kastler, Phase 10 Playground Tree Rings.
- **Phase 2:** Benavente Attached Units, Tavistock Attached Units, Kellogg Attached Units, Centerline Attached Units, Eliot Attached Units, Modiano Attached Units, Walcott Attached Units, Shapely Attached Units, Maskawa Attached Units, Laureate Attached Units. Dog Park 49 (Outside Dog Park), Mew 59, Square Pond, Mew 11.
- **Phase 3:** Upper Perse Attached Units, Schelling Attached Units, Eliot Attached Units, Walcott Attached Units, Pinter, Laureate Attached Units, Briand Attached Units, Nemours Attached Units, Kocher Attached Units, Stoddart Attached Units, Bovet Attached Units, Sperry Attached Units. Mews 62, 63, 20.
- **Phase 4:** Mew 6, 14, 15, 16, 29, 30, 31, 32, 33, 36, 37, 38, 50, 51, 52, 53, Laureate TH, Square Pond, Phase 7 Pond, Phase 3 Pond.
- **Phase 5:** In progress
- **Shell Path (includes path in Phase 10)** – Refreshment of shell path was completed in February of 2023.
- **Pond Signs** – Alligator/Snake Warning signs were added around all the ponds, asking not to feed wildlife and warning of possible alligators and snakes in the area.
- **Work Orders** - Between Jan 1, 2023 – August 31, 2023 – There have been approx. 610 work orders submitted (Irrigation Repairs, Sign Repairs, Landscape Issues, etc.)

Phase 1B and Phase 4

- Mew 54**
- Pressure Wash Sidewalks

- Mew 2**
- Fill-In Enhancement

- Mew 3**
- Landscape Enhancement

- Community Garden 5**
- Pressure Wash Sidewalks
 - DG Stone Touch Up

- Walcott Duplex**
- Sod Install
 - Pressure Wash Sidewalks

- Modiano Craft & Eliot TH**
- Fill-in Enhancements

- Mew 4**
- Pressure Wash Sidewalks

- Playground 60**
- Refresh Playground Mulch
 - Pressure Wash Sidewalks
 - Sign Repair

- Shapley/Walcott**
- Fill-in Enhancements

- Mew 59**
- Install Drainage
 - Pressure Wash Sidewalks

- Dog Park - 1**
- Fill-in Enhancement
 - Replacement of 2 plastic benches
 - Replacement of 1 dog station
 - Fence Repair
 - Sign Repair

- Centerline Townhomes**
- Fill-in Enhancements

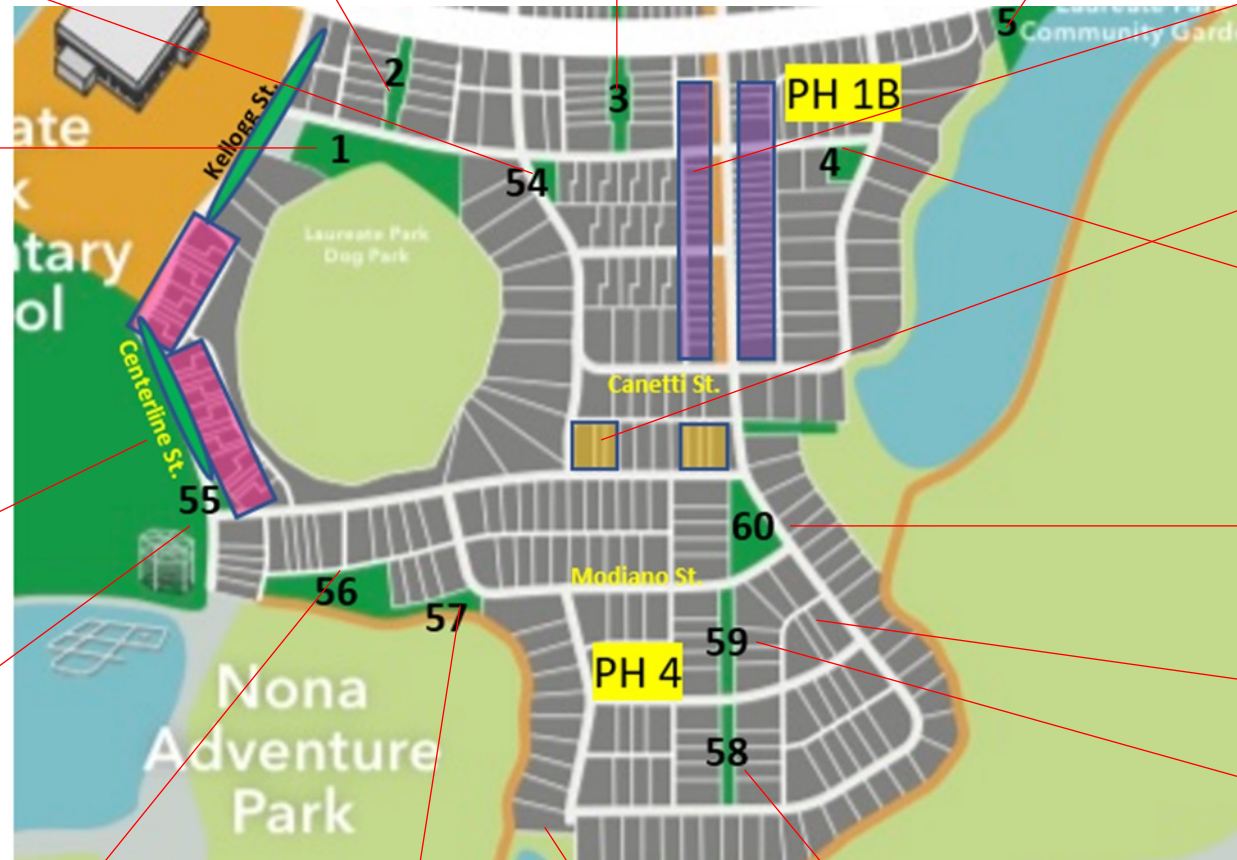
- Mew 55**
- Landscape Enhancement
 - Pressure Wash Sidewalks

- Mew 56**
- Fill-in Enhancement
 - Sod Replacement (cont.)
 - Maple Tree Replacement

- Mew 57**
- Fill-in Enhancement

- Haroche**
- Bollard Install/Repair
 - Replace Sod

- Mew 58**
- Install Drainage



Ph 1A, Ph 1C, Ph 2A

Mew 12

- Pressure Wash Sidewalks

Playground 13

- Refresh Playground Mulch
- Install Swing Mats

Playground 9

- Refresh Playground Mulch
- Install Swing Mats

Tavistock Townhomes

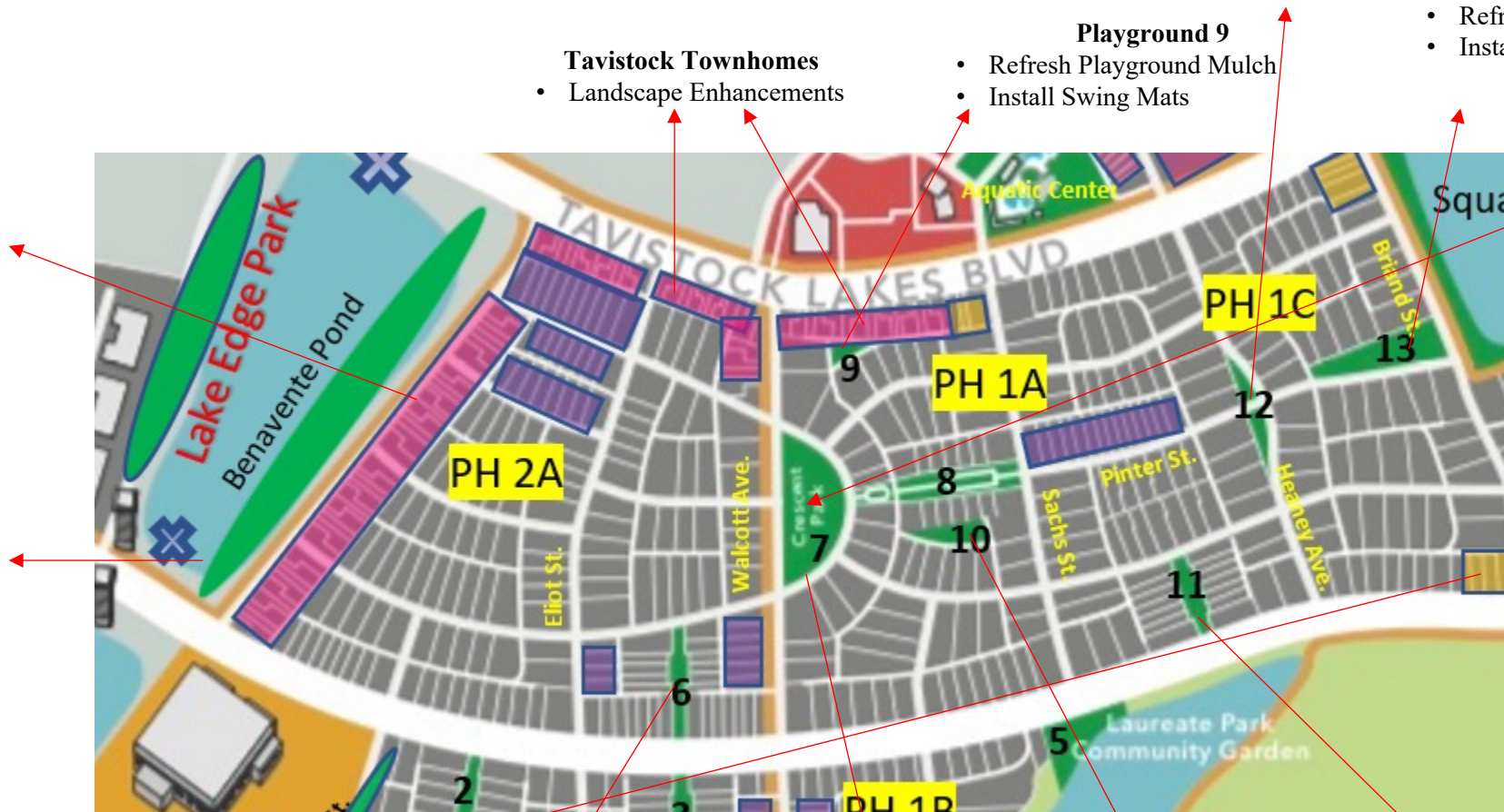
- Landscape Enhancements

Benavente Townhomes

- Landscape Enhancements

Benavente Pond

- Landscape Enhancements



Crescent Park Fountain & Drinking Fountain

March – Extra treatment on fountain, drinking fountain repair.

April – Drinking fountain cleaned out.

May – Drinking fountain repair. Pressure wash fountain. Repair of 7 lights out on fountain (need to replace seals) (been delayed due to rain).

June – Discovered that the fountain autofill sensor needs to be replaced.

July – Discovered that fountain is leaking at 110 gallons per hr. There is leak in the pipes. Will try to use the stop leak solutions like we've done previously to a previous leak.

August – Stop leak solution was applied. Monitor leak

Laureate Townhomes

- Pressure Wash Sidewalk

Mew 6

- Pressure Wash Sidewalk
- Wood Column Repair

Mew 7 (Crescent Park)

- Landscape Enhancement
- Pressure Wash Sidewalks

Playground 10

- Refresh Playground Mulch
- Install Swing Mats

Mew 11

- Drainage Install
- Pressure Wash Monuments

Ph 2B, Ph 5A, Ph 5B



Mew 19

- Fill-in Enhancement

Garden 28

- Pressure Wash Sidewalks
- DG Stone Touch Up
- Lock Repairs
- Spicket/Backflow Repairs

Mew 20 (Tunnel Park)

- Fill-in Enhancement
- Drainage Install
- Refresh Playground Mulch

Mew 21

- Landscape Enhancement

Mew 22

- Landscape Enhancement

Mew 23

- Elm Tree Installed

Mew 27

- Fill-in Enhancement

Playground 26

- Refresh Playground Mulch

Mew 18

- Fill-in Enhancement
- Pressure Wash Sidewalk

Square Pond

- Fill-in Enhancement

Doherty Townhomes

- Drainage Install

Granger Townhomes

- Landscape Enhancements

Laureate Park Townhomes

- Fill-in Enhancements
- Pressure Wash Sidewalks

Maskawa Townhomes

- Landscape Enhancements

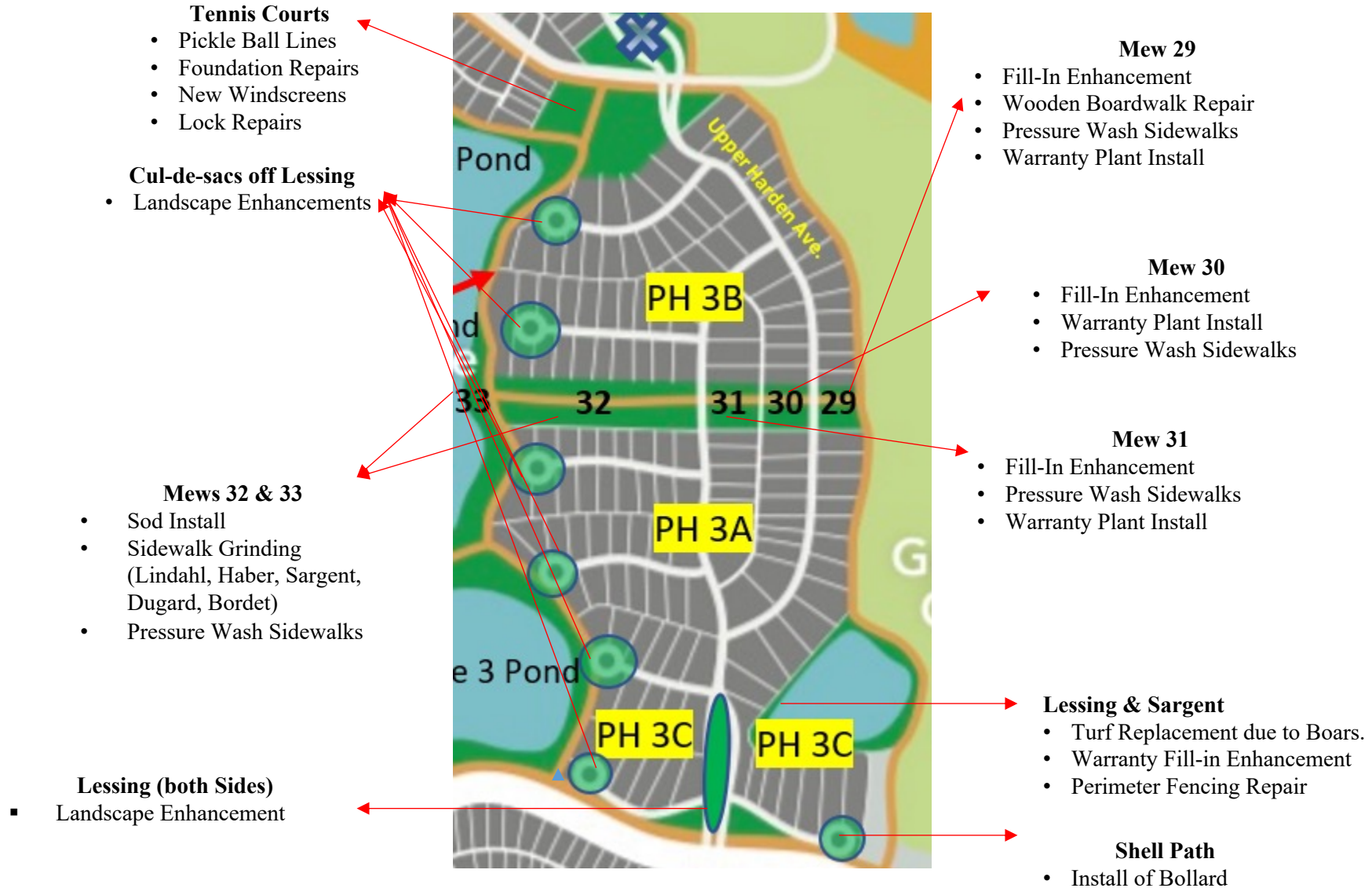
Milstein Townhomes

- Landscape Enhancements

Mew 25

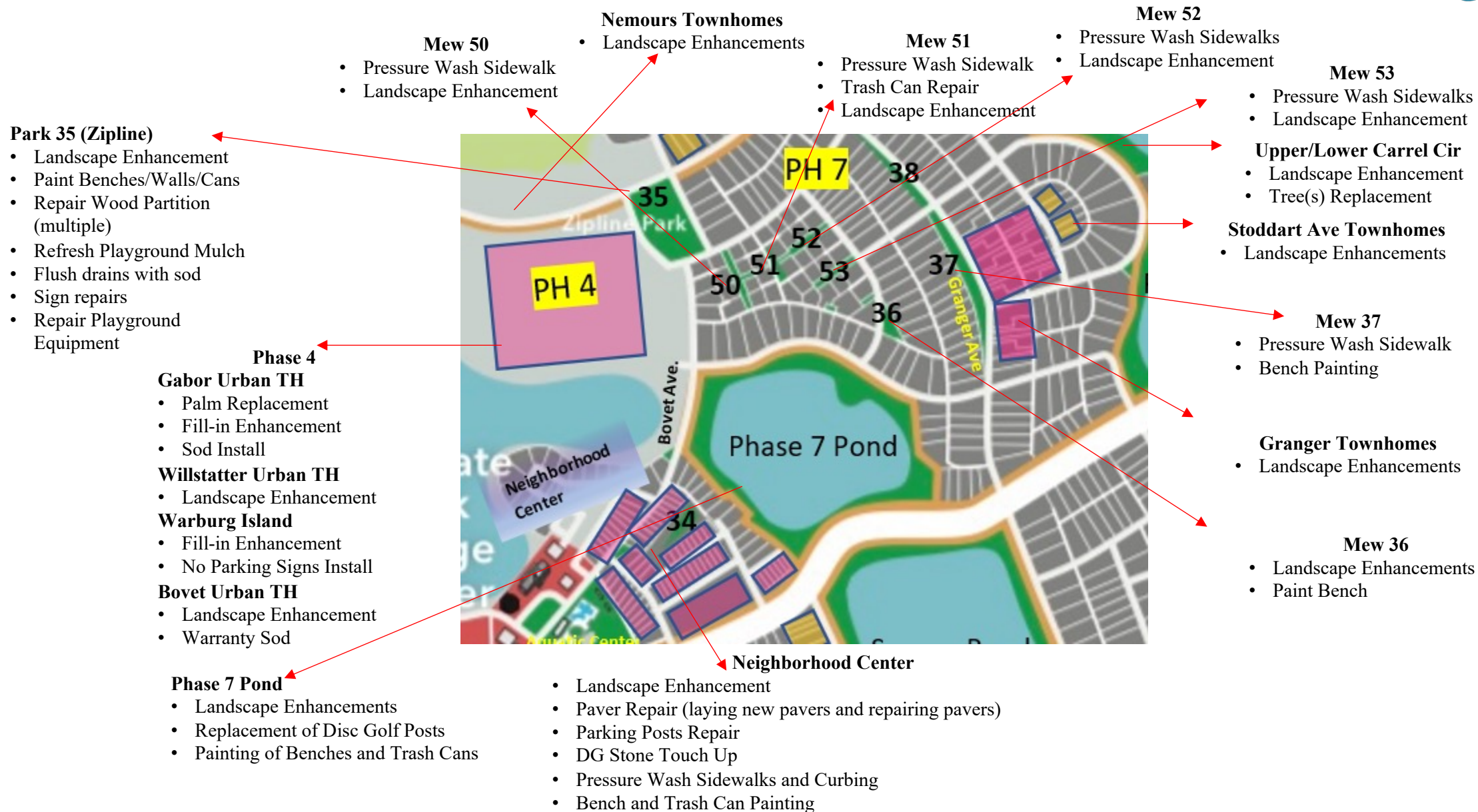
- Drainage Install

Ph 3A, Ph 3B, Ph 3C

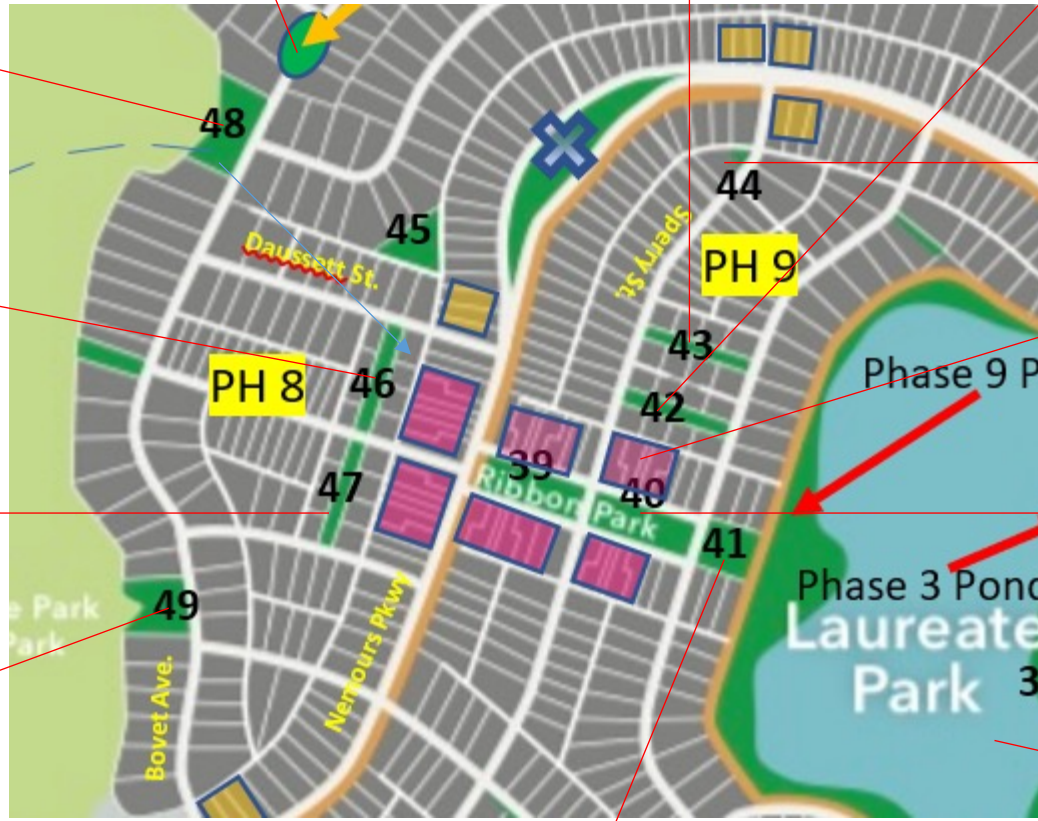




Ph 4 and Ph 7



Ph 8 and 9



Island Landscape Enhancement before Preserve

- Mew 43**
- Fill-In Enhancement
 - Bench Painting
 - Pressure Wash Sidewalks

- Mew 42**
- Fill-in Enhancement
 - Bench Painting
 - Pressure Wash Sidewalks

- Mew 44**
- Bench Painting
 - Pressure Wash Sidewalks

- Salk Townhomes**
- Landscape Enhancements

- Ribbon Park (39-41)**
- Bench and Trash Can Painting
 - Pressure Wash Sidewalks
 - Refill Gravel Areas
 - Fill-in Enhancement (by Pond)

- All Ponds**
- DG Stone Touch Up around Benches
 - Phase 3 & 9 Ponds – 1200 Perennial Grasses Enhancement

- Mew 48**
- Refresh Playground Mulch
 - Install Rocks by Slide
 - Bench and Trash Can Painting

- Mew 46**
- Light Repair (Pending)

- Mew 47**
- Palm Install
 - Light Repair (pending)

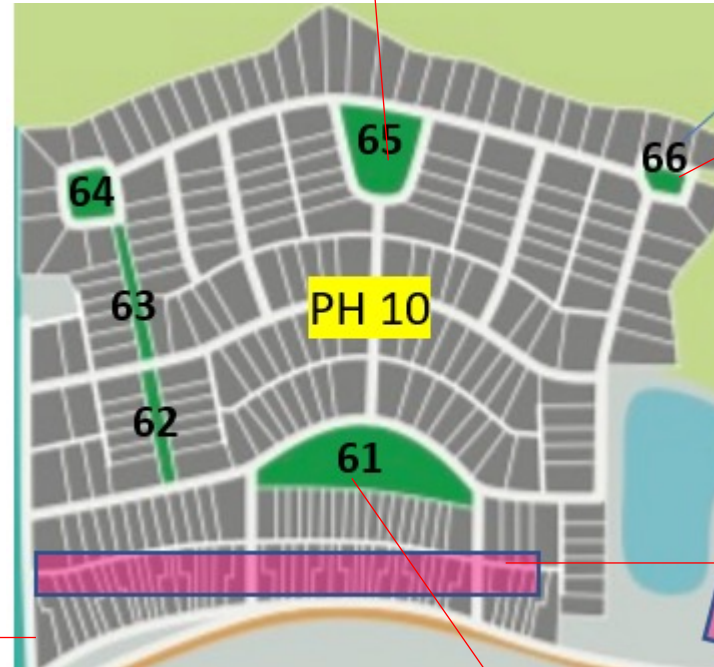
- Dog Park - 49**
- Install Pebbles by Drinking Fountain
 - Bench Replacement

- Mew 41**
- Sign Repair

Phase 10

Playground 65

- Refresh playground mulch
- Light repairs
- Installed Holly Trees
- Drain install
- Replacement of Palm



Boardwalk

- Repair/Replacement of metal support

Nemours Townhomes

- Sod Install
- Fill-In Enhancement
- Re-install mailbox cluster

Park 61

- Landscape Enhancement
- Light Repairs
- Install Mailbox Parcels
- Warranty Plants Install
- Extra Fountain Treatment due to water conditions (multiple times)
- Pressure Washing

Higgs Alley

- Install 2 No Parking Alley Signs

AQUATIC CENTER & LP Fit

Recently New Feature

Common Area Work Order through your FRONTSTEPS Portal

We were able to develop a new feature that enables owners to view common area work orders, via FRONTSTEPS Portal. This feature includes viewing details on current landscape enhancements, maintenance repairs, and special projects.

To view common area work orders, from your FRONTSTEPS Portal, please follow the steps below:

- Please login to your FRONTSTEPS portal account to access the application.
- From the Dashboard, select My Reservations & Requests and click on Common Areas Work Orders.
- Once you click on Common Areas Work Orders, you will see a list of open and closed work orders. Please be patient as we continue to update the work orders to the portal.
- If you click on the View button, you will be able to see additional information and updates for each specific work order.
- You can also view completed project information/photos via the HOA website, <https://www.laureateparkhoa.com> under the Laureate Park Projects tab. This is meant to be a quick option for residents to view any recently completed projects, while the FRONTSTEPS portal feature will be more detailed.

General Repair Pressure Wash		Work Order Information	
Actions		Ticket No.	2023-1225-00006
01/31/2023 - 11:18 AM	Created open maintenance issue.	Assigned To	Berman Construction, LLC
Notes		Category	General Repair
01/31/2023 - 11:18 AM	Submitted work order to Berman. Location: Phase 4 - Centerline Drive and Modiano Street	Details	
Documents		Description	
Name	Actions	Date Created	01/31/2023 - 08:18 AM
PicRec_378_0_1312023111853AM.jpg	Download	Inspector	Michelle Arditi
PicRec_378_0_1312023112847AM.jpg	Download	Inspection Date	01/31/2023 - 11:17 AM
		Deadline	02/14/2023 - 12:00 AM
		Closed	

Monthly Violation Recap Report

You can also view a monthly violation recap report via the HOA website, <https://www.laureateparkhoa.com> under the news tab. This report consists of Landscape Violations, Architectural Control Violations, Trash Containers Violations, Painting Violations, etc. Each phase is inspected at least once a month.

January 2023

Total sent: 165
Total closed: 123
Violations with Attorney: 23

February 2023

Total sent: 104
Total closed: 106
Violations with Attorney: 18

March 2023

Total sent: 201
Total closed: 181
Violations with the Attorney: 19

April 2023

Total sent: 123
Total closed: 128
Violations with Attorney: 16

May 2023

Total sent: 145
Total closed: 211
Violations with Attorney: 13

June 2023

Total sent: 309
Total closed: 96
Violation with Attorney: 17

July 2023

Total sent: 288
Total closed: 261
Violation with Attorney: 22

August 2023

Total sent: 272
Total closed: 278
Violation with Attorney: 24

AQUATIC CENTER & LP Fit

1. Aquatic Center
 - Admittance and monitoring
2. LP Fit - update

Q & A