



Laureate Park Master Association

HOA Informal Meeting

September 12, 2023




Dockside / *5:00 to 7:00*


MEETING AGENDA



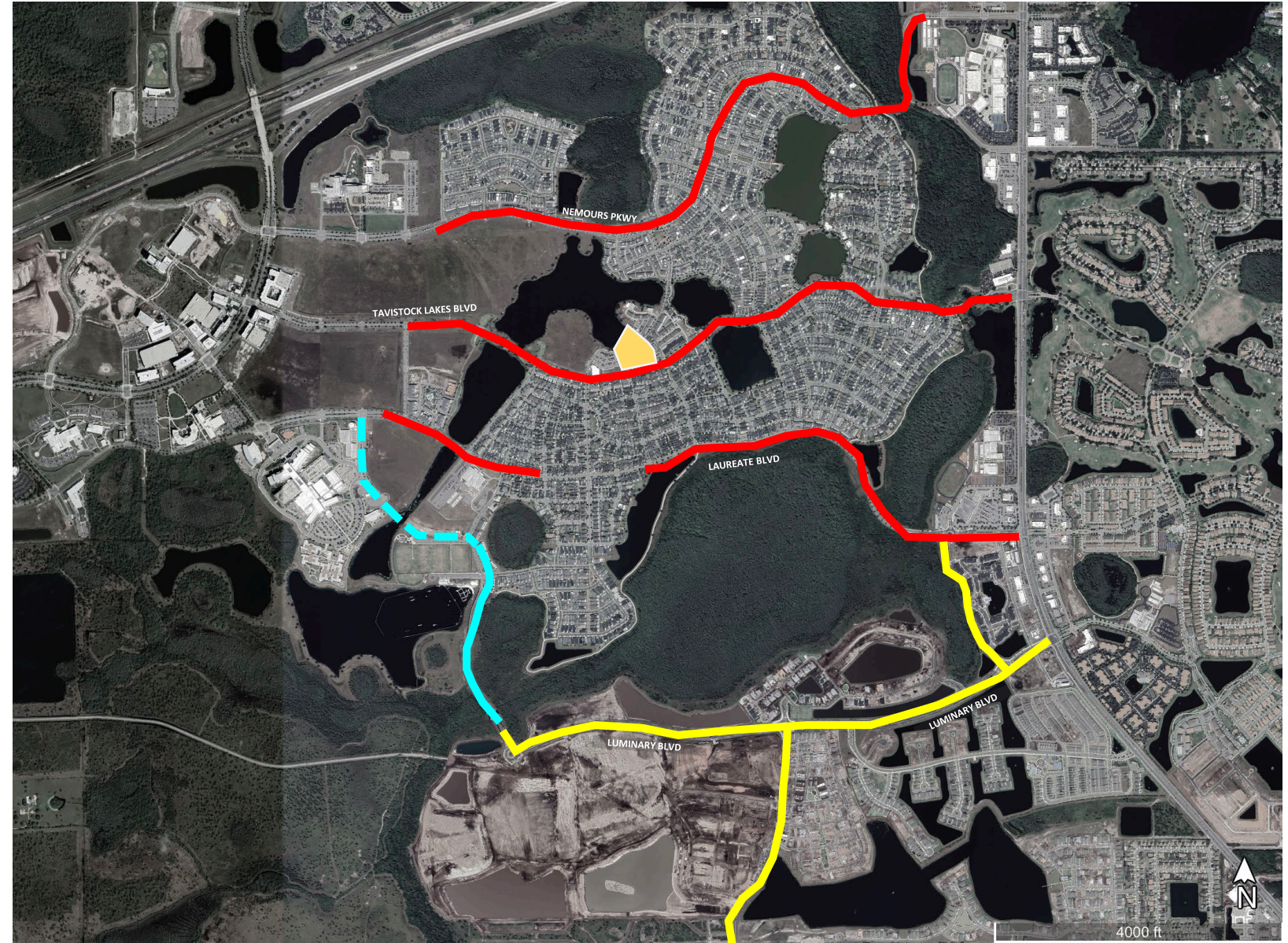
1. Welcome and Introductions
2. Comm. Gray comments
3. Governance of HOA / CDD / Tavistock Management
4. New Laureate Park Phases and Roads
5. Management Update
6. Q & A

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



Phase Map

The map illustrates the Lake Nona development phases, with a red dashed line highlighting a specific area in the south. The highlighted area includes phases N-1, N-2(1), N-2(2), and N-3. Other phases shown include P-1, P-2A, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, and NC1. The map also shows existing infrastructure, parks, schools, and medical facilities.

Key locations and infrastructure include:

- UCF Lake Nona Medical Center
- Johnson & Johnson Human Performance Institute
- Laureate Park Village Center
- Laureate Park Elementary School
- Laureate Park
- Laureate Blvd
- Nemours Pkwy
- US Highway 417
- Water Mark Apartments
- Greenline
- Tavistock Lakes Blvd
- Laureate Blvd
- Centerline
- Future Community Park
- Future School Site
- Isles of Lake Nona
- Summerdale Park
- Lake Nona High School
- Lake Nona Middle School
- Lake Nona Plaza
- Lake Nona Spectrum
- Lake Nona Apartments
- Laureate Blvd
- Centerline
- Future Community Park
- Future School Site
- Isles of Lake Nona
- Summerdale Park



Laureate Park HOA January – August 2023 Projects



• Mulch (Attached Units and Common Areas) -

- **Phase 1:** Ashton Wood Urban Attached Units, Nemours Attached Units, 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



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

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

Benavente Townhomes

- Landscape Enhancements

Benavente Pond

- Landscape Enhancements



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

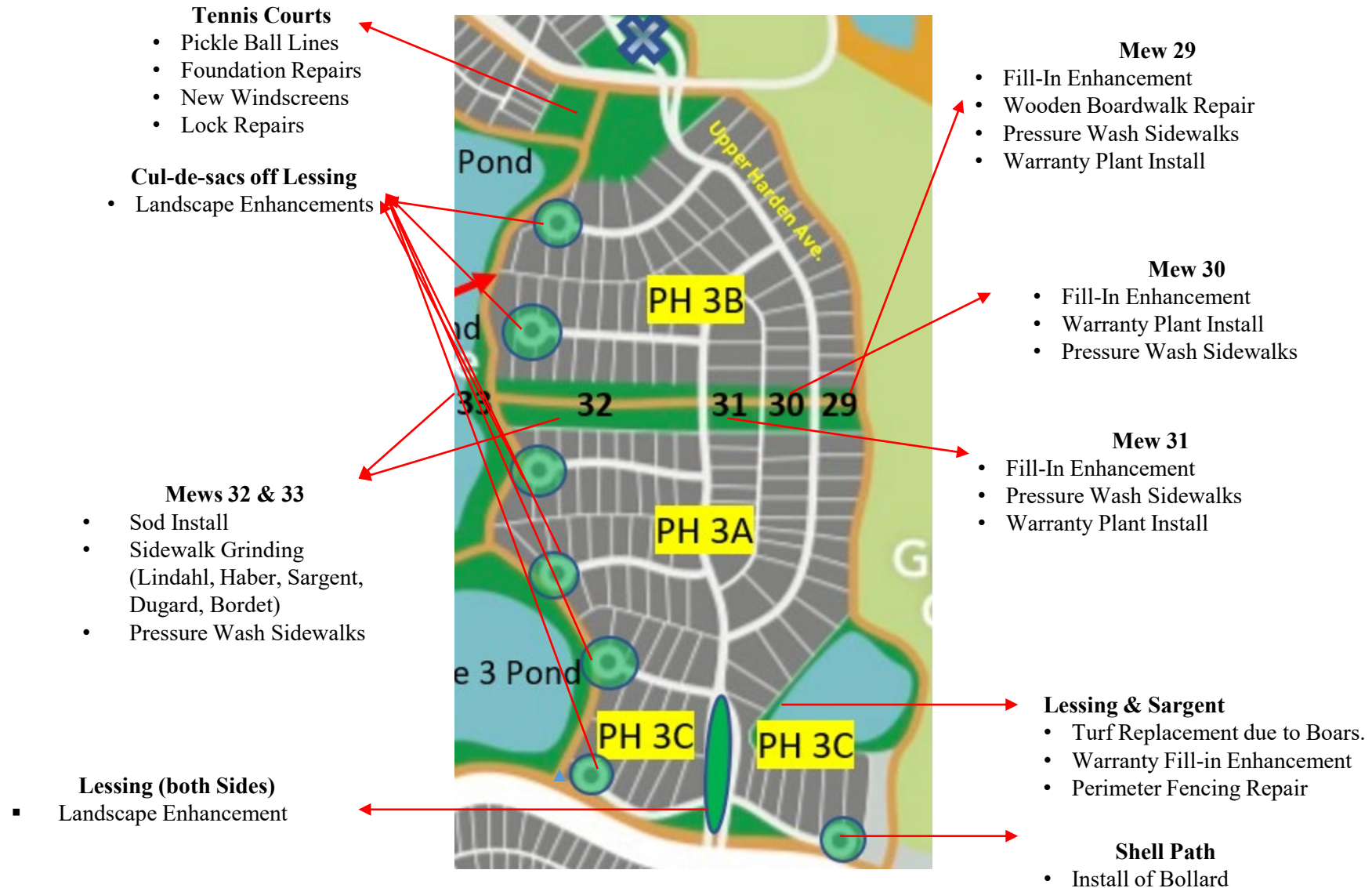
Mew 11

- Drainage Install
- Pressure Wash Monuments

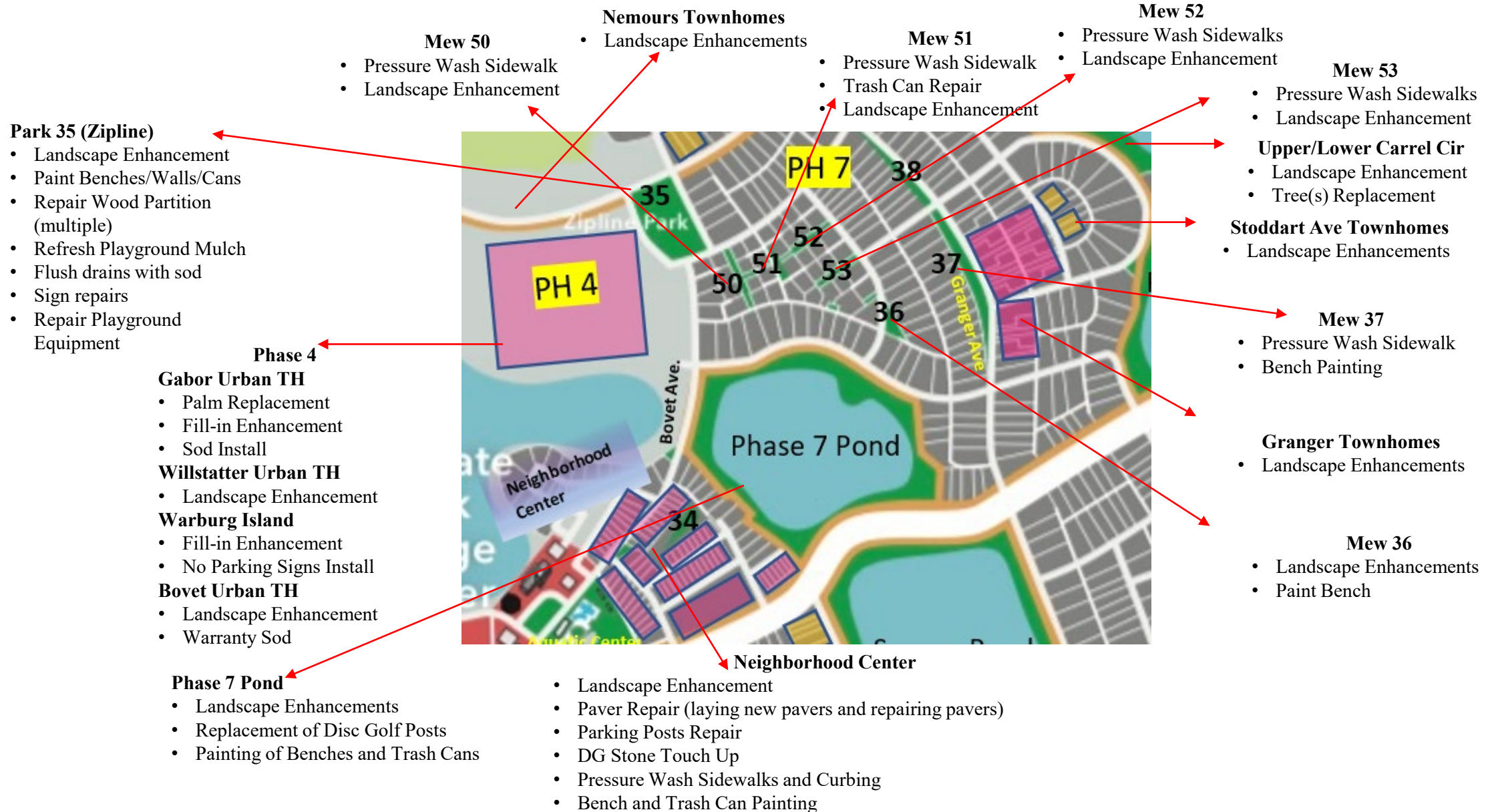
Ph 2B, Ph 5A, Ph 5B



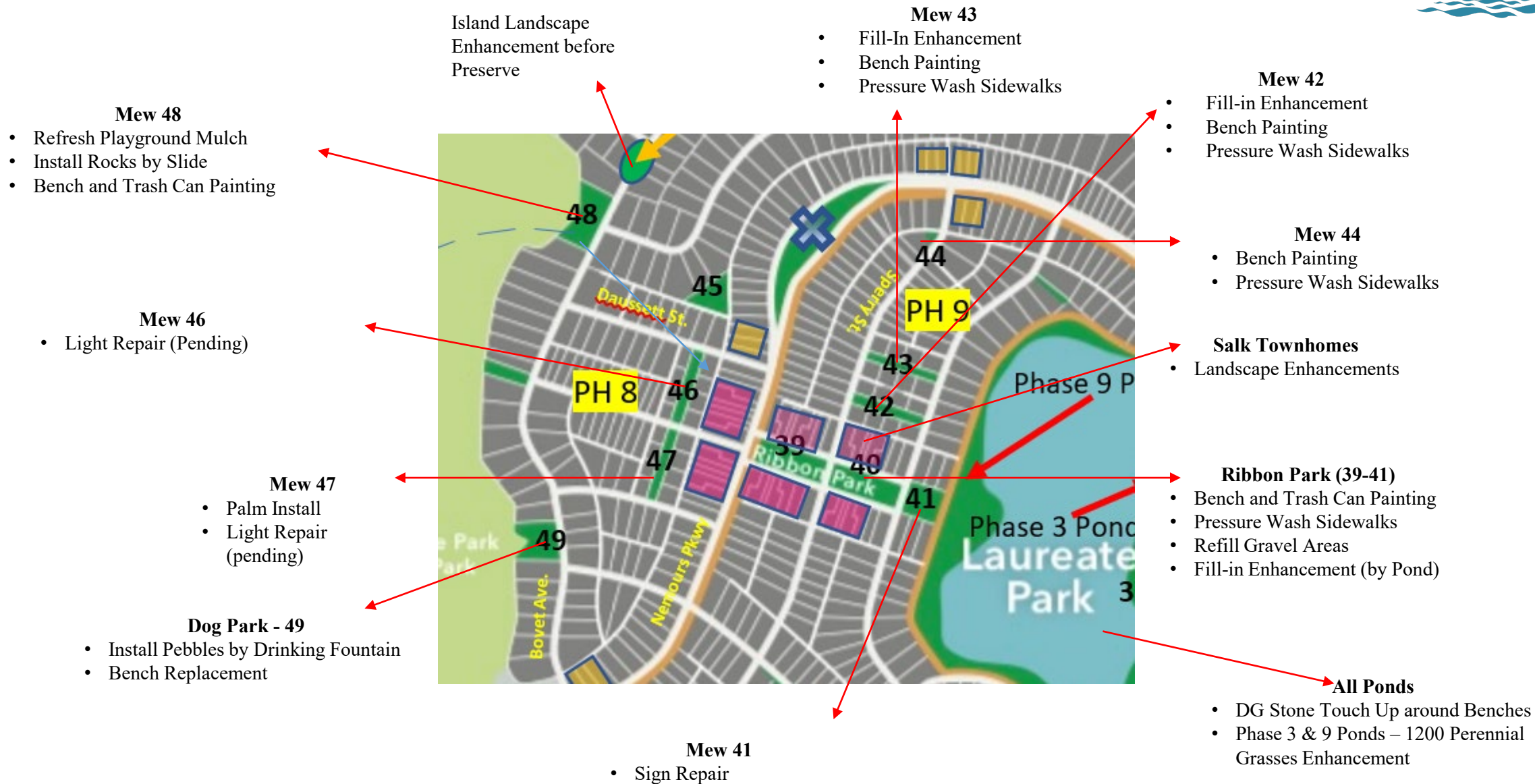
Ph 3A, Ph 3B, Ph 3C



Ph 4 and Ph 7



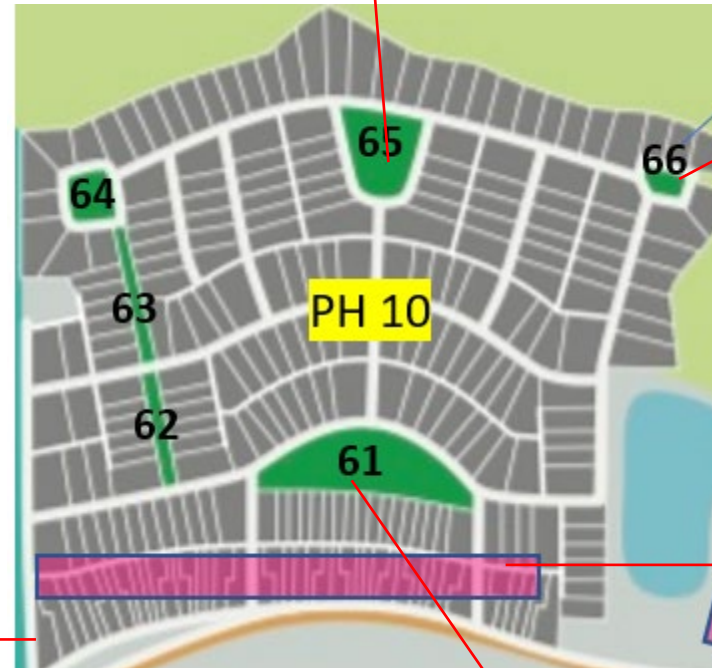
Ph 8 and 9



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 Maintenance		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