

## **BUDGET AND MONTHLY MEETING 11/18/25**

- 1. Call to order at 7:05 p.m.**
- 2. Roll call-president O'Sullivan present, vice president Cote present, treasurer rose bruce present, secretary visconti present, board member montalbano present, board members grey, fournier and brousseau were absent...**
- 3.A motion was made by president o'sullivan to accept the last months minutes, seconded by ed. Carried unanimously...**
- 4.Vote for proposed budget- (board member brousseau entered the meeting at 7:10p.m.), motion made by ed visconti, seconded by rose to accept the proposed budget, all directors present voted yes, motion carried unanimously...**
- 5. Presidents report-**
  - Mark Rousseau has resigned from the board due to family and job responsibilities , we are looking for a replacement to finish out his term.**
  - The mini split air conditioner in the lobby of building 1 was has been replaced**
  - Landscaping company has given us a different crew as we were not happy with the job they were doing. It did appear that a better job was done and they were more aware of the work being done... -the batteries in the golf cart have been replaced. This was due to incorrect maintenance. Jordy has now been shown how to properly check them for water levels that he was not aware of...**
  - the pool compressor/heater is broken. The compressor is under warranty and will be replaced free. We will need to pay for labor only. The part is ordered and should be fixed in the next few days...**
  - Mike has contacted FPL to see if we can get a rebate to change the lighting along our catwalks to LED. this will brighten up the building and be cheaper in the long run to operate...**

- we have signed a contract with megabee to come out and examine the property for any sign of the bees returning
- the tree trimming cost was unusually high this year due to it not being done in several years. We have contracted with the kangaroo tree to come in on a yearly basis and maintain the extensive work they did over the summer. This allowed us to greatly reduce the tree trimming line item on the budget for this year and put that money to bee and termite line items that were added to this year's budget
- TKE elevator will be given a non renewal letter to inform them we are leaving them. The parts were proprietary and could not be delivered in a timely manner, causing our outages to be longer than necessary. We are in the process of working out a contract with nouveau elevator company, that uses generic parts that are readily available. Mike walked with a representative of the company and he explained that there were a lot of maintenance jobs that were not getting done by TKE. nouveau also came in at a cheaper price. Once the legalities of the contract are agreed upon, we will be signing a contract with them
- we continue to have plumbing problems and it is a huge expense. We encourage tenants not to use the biodegradable wipes, as they are not flushable, not biodegradable and cause us tremendous problems and a lot of money when they block and back up the plumbing lines - there will be a vote before July 26th of 2026 for the golf course. We met with the developer last week and they presented their case. They have agreed to purchase the electronic voting option for next year and make it easier for more people to vote. We will continue to use it for the future, but will have a hybrid paper ballot available to use. The yearly cost of this is .90 per unit, so the yearly cost is less than \$200...
- eliminating rentals in our community is still a huge problem. No one wants this community to turn into a rental property. We need to change the by

laws, hopefully the e-vote will make this more feasible. We will attempt to do this next year...

- all units must complete the census survey that was sent out, this includes all rental properties now in existence...

- On December 1st we will be implementing a new parking program through rapid response parking enforcement via our towing company D and G. All units will have to register their car's make, model, plate, name and address of owner. If we don't have your plate and car registered, it needs to be done via the app. Failure to do so will mean having your car towed. All unit owners must park in their assigned spot, or their car will be towed. There are a total of 2 cars allowed per unit, one assigned and one guest. Any other cars parked in the lot will be towed, this is in compliance with our by laws. Nurses aides that report several days a week will be allowed to scan a code from signs in the lot so they can park during the day. Any car left in a spot longer than the 30 days a year we allow via our bylaws, will be towed...we will be holding classes on how to do all registering with d and g in the clubhouse as this gets closer ...

- the board is moving forward with ending our relationship with the Enverra gate system as of 9/2026 when their contract ends. We are paying them \$4,000/month for terrible service. We have contacted a company called

wire advise that provides a much more seamless entry system, with window tags for owners that will scan and open the gate on the resident side of the guardhouse. Residents will be able to send a code to anyone that is coming to visit, totally eliminating the clicker system. This new system will improve the gate system incredibly...

-the electrical project is still not completed, the retrofitting continues and the ones that have been installed are working fine. We hope to be done with this in the near future...

**-The structural repair project (painting) will be done before the actual painting begins. They will repair all the holes from the bee and termite extraction before starting the painting. When the painting commences in January, they will start at building 4, then 3, then 2, then 1, and then the clubhouse. You should count on 4 to 6 weeks for each building. We are hoping that the permits are approved at the December city meeting. - delinquency updates...**

**-3 201- sold at auction and we got \$2081 in back dues. This unit owed about \$14,000 but the bank and everyone else gets their cut before us, so this is how it worked out. On a positive note we are now getting the \$750 monthly hoa fee that had gone unpaid for so long...4 108 also sold back to the bank and we received no money, but again, we are now receiving the monthly fee we have 3 units that are currently in a payment program and they are staying current, further diminishing our delinquencies... Motion by ed to accept the presidents report made by ed, seconded by chris and carried unanimously...**

#### **6.Treasurer report**

**-we have accomplished a lot this year and since 2/2025 have received \$126,129 in delinquencies**

**- the air conditioner in building 1 lobby cost \$3,500 to fix and is done**

**-total income for 10/25 was \$177,576.40 and expenses for the period was \$166,081.06...**

**-termite control cost us \$18,650 ... .Rose encouraged anyone who sees anything they think is out of the ordinary to say something, no matter how small you may think it is. If we could get building captains for each building that would be a great idea... Mike mentioned that after all the expenses from everyone's hoa fees, cable, water, electricity etc. was \$428 of the \$750 we collected. This leaves us about \$320 to pay the bills. A motion to accept the treasurer's report was made by Chris, seconded by ed**

**and carried unanimously...**

**-During the open forum it was suggested a sign be placed on the back of the guardhouse to let people know how to exit the property -game nights will be held on wednesday nights, it is a byob and several games will be available to played**

**- if you use the bbq, please be sure to clean it and return all utensils - there will be decorating event going on this saturday at the front gate and the tiki huts, if you would like to volunteer feel free to stop down - a motion was made to adjourn by dan, seconded by ed and carried unanimously at 8:10 p.m.**