

Southern Dunes Master Community Association, Inc.

1603 Forest Hills Lane

Haines City, FL

BOARD OF DIRECTORS MEETING -
BUDGET MEETING FOR 2019

WHERE: COMMUNITY CLUBHOUSE Conference room - 1603 FOREST HILLS LANE
WHEN: Wednesday October 24, 2018
TIME: 5 P.M.

AGENDA

1. **CALL TO ORDER** - Meeting is called to order at 6:00pm on 10/24/2018 by Diane Martinez, LCAM meeting held at the announced location: HOA Conference room at 1603 Forest Hills Lane. Haines City FL 33844 office.
2. **PROOF OF NOTICE** - Let the record reflect meeting notice was posted in accordance with the requirements of FS 720.303, Section 2.c2 revision 2. at least 48 hours prior to the meeting; sign posted by the exit gate of the community.

Let the record reflect that the Budget Meeting Notices sent out on October 4, 2018 via US Mail in accordance with the requirements of FS 720.303, Section 2 revision 2 and Southern Dunes Governing Documents at least 15 days prior to the meeting.

3. **CERTIFY QUORUM** - Quorum established with the attendance of; 6 of 6 members present.
(P) William "Bill" Grobasky, (VP) Sonny Quinn, (S) Ronald Fischer, (T) Scott Rohrhoff (D) Barbara Heddon (D) Wayne Campbell
Additional attendees: Diane J. Martinez, LCAM – Management Company - Don Asher & Associates
Additional attendees: Shannon Dixon – Accounts Manager - Job One Security
4. **APPROVAL OF PRIOR MEETING MINUTES** - September 17, 2018 Meeting Minutes draft as presented
Motioned to approve meeting minutes as presented: Barbara Heddon / Seconded by Ronald Fischer - All in favor: Motion Passes
5. **ITEMS FOR DISCUSSION**

NEW BUSINESS

Budget process - we took the previous 9 months of 2018 and we divide it and figure out the next few months. It is difficult to make a budget because of several variables. This year there was a lot of rain and we had to cut back a lot of vegetation. We may go over on certain areas on the budget. All budgets are estimated. The master association is paid by everyone, the subdivision fees are divided up according to neighborhoods and the amenities and expenses they have. It takes us days to do the budget, we have tried for several years not to increase the dues however costs have gone up and the community needs the additional funds to cover increased expenses to continue providing the accustomed services.

Master Community

Cost for labor, materials and services have gone up as well as minimum wage, electricity and others. The master dues cover the maintenance and repair of all common property, landscaping and irrigation, roads, sidewalks, street lights, drains, retention pond areas, mowing around the lake, insurance, security staff and gates, cameras, expenses related to the HOA office and security house rental and expenses (electricity, phone and internet) and etc. The dues are divided by 802 homes everyone pays this fee; there will be an increase of \$15.00 per quarter. We tried not to raise the figures to much however there are a few repairs that will be needed.

*Motioned to accept budget as presented for the Master Community – 2019 Dues \$ 160.00 per Quarter:
Barbara Heddon / Seconded by Ronald Fischer - All in favor: Motion Passes*

The Estates Sub – Division:

There are 212 dues will go up \$ 2.42; there will be a new roof being placed on the clubhouse per the insurance company request. There is a flat surface and a shingle surface however the master will cover the expense because the HOA office is located there. The roofer will warrant the roof for the next 10 yrs. The estates haven't had too many expenses the exterior cleaning was increased for pool deck pressure washing, fence and Misc. repairs has increased this includes the gym, the machines have been broken several times this year and it is costly to repair.

***Motioned to accept budget for The Estates Sub – Division: 2019 Dues \$42.52 per Quarter
Ronald Fischer / Seconded by Wayne Campbell - All in favor Motion Passes***

The Mariner Cay Sub – Division:

There are 55 homes. No changes for the Mariner Cay residents. Funds were moved around to other categories to allow for wall and retention pond maintenance.

***Motioned to accept budget for The Mariner Cay Sub – Division: 2019 Dues: \$50.00 per Quarter
Ronald Fischer / Seconded by Barbara Heddon - All in favor Motion Passes***

The Hemingway / Paulette Sub – Division:

There are 54 homes - Increase in dues for 2019 because of lift station issues, retention drain areas. Also there are a few homes that have past due amounts for nonpayment of dues this costs the association money in legal fees as well as creates a funds deficit for needed repair and maintenance. Lift station required extensive repairs this year due to sewer rats; lift station only services residents of the Paulette area. Leaves are also clogging the drains and retention drain areas requiring more clean up services. Residents are advised to rake and bag leaves, acorns, lawn clippings and etc so they do not lead to the drains. Also the pool motor and pump housing has had the lock broken and was tampered with. This also needed repairs. Additional information regarding the lift station will be addressed in next meeting scheduled for 6:00pm with the Paulette residents

A \$12.88 Increase in dues is required to cover costs – 2019 dues for the Hemingway / Paulette residents - \$110.00 per quarter.

***Motioned to accept budget for The Hemingway / Paulette Sub – Division: 2019 Dues \$110.00 per quarter
Barbara Heddon / Seconded by Scott Rohroff - All in favor: Motion Passes***

The St. Augustine Townhomes (63) Sub – Division

The irrigation and sprinkler repairs have gone up because the tree roots are getting into the systems and breaking them. Mulch costs have gone up as well as tree trimming. The cabana cleaning is also going up, pool permits and insurance have also increased. Increases also include termite bond and lawn spraying,

***Motioned to accept budget for The St. Augustine Townhomes (63) Sub – Division – 2019 Dues \$550.00 per Quarter
Wayne Campbell / Seconded by Scott Rohroff - All in favor Motion Passes***

The St. Augustine Villas (28) Sub – Division

The irrigation and sprinkler repairs have gone up because the tree roots are getting into the systems and breaking them. Mulch costs have gone up as well as tree trimming. The cabana cleaning is also going up, pool permits and insurance have also increased.

***Motioned to accept budget for The St. Augustine Villas (28) Sub – Division – 2019 Dues - \$250.00 per Quarter
Wayne Campbell / Seconded by Barbara Heddon - All in favor Motion Passes***

6. **OPEN DISCUSSION**

1. Homeowner Question: How much does the community have in reserves?
Reserves are divided into categories and separated by master and sub-divisions however the total reserve accounts are at about \$1.1 Million.
2. With no further questions from the homeowners present the board president states:
 - a. Kokomo is due for evaluation for resurfacing in 2020-2021 – the association will take a look at the areas in late 2019.
 - b. We do not expect to do any major tree trimming since they were cut back substantially this year.
 - c. St. Augustine will be evaluated for roof cleaning in 2019 and possible evaluation for repainting in 2020; this is not a definite but will be put in consideration.
 - d. No resurfacing for The Estates sub division in 2019
 - e. The association works with a reserve study that was done by an independent contractor a few years ago; it states the areas and items life span and suggested schedules for possible works needed.
 - f. The clubhouse in The Estates subdivision will be reroofed since the HOA office is located in the clubhouse the Master Association will cover the expense.
3. Questions regarding the lift station from Paulette residents – These will be addressed during the next scheduled and announced meeting at 6:00pm.

7. **ADJOURNMENT** - *With no further discussions before the Board the meeting is adjourned at 5:40pm*
Motioned to adjourn: Wayne Campbell / Seconded by Ronald Fischer - All in favor Motion passes

Submitted for review and approval

1/22/2019 *Druz*