

Notes on the 2025 Annual meeting regarding the 2026 budget and aftermath:

- ❖ **The meeting was opened 7:00PM on October 24, 2026**
- ❖ **The major expenses and accomplishments for 2026 were presented.**
 - **Traffic enforcement.**
 - **Lakes were restocked with mosquito fish.**
 - **Roving patrol.**
 - **Annual tree trimming**
 - **Seasonal flowers were replaced.**
 - **Mulching scheduled for application before the holidays.**
 - **The roundabout, 143rd paving and clubhouse drainage will commence in November and be finished in January, 2026.**
 - **The lake banks were cleaned and coconuts removed.**
 - **The air conditioning unit in the gatehouse was replaced.**
 - **A survey was sent out discussing access control and security.**
 - **Extra gatehouse personnel, 6 yes and 34 no.**
 - **One new shift at the gatehouse 5 yes, 35 no.**
 - **Eliminate gate personnel and replace with remote gate access 0 yes and 40 no.**
 - **Eliminate gate personnel and all gates, 0 yes and 40 no.**
 - **The tennis courts were pressured cleaned.**
 - **The community walls were pressured cleaned and painted.**
 - **The fire panel in the clubhouse was replaced.**
- ❖ **The insurance market, crises and rising costs were presented.**
- ❖ **The only new proposed expense for iguana control was presented.**
- ❖ **The proposed budget called for a \$20.00 increase and a monthly assessment of \$239.00**

A chart was prepared showing that the \$20.00 increase was comprised of money increases necessitated by the following items

- 1. Insurance from \$28.00 to \$33.00, a \$5 increase.**
- 2. Insurance loan repayment \$0.00 to \$2.50 a \$2.50 increase.**
- 3. Reserve replacement from \$37.00 to \$39.00 a \$2.00 increase.**
- 4. The use of part surpluses has resulted in a reduced contribution. The contribution was reduced from \$16.50 to \$7.00, \$9.50 decrease of funding.**
- 5. A new item of iguana control from \$0.00 to \$1.00, a \$1.00 increase.**

Community input:

- ❖ A security committee was requested.**
 - The Board of Directors (BOD) agreed to discuss this proposal.**
- ❖ A resident reported he periodically goes through the community and reports burned out lights to the electric company.**
 - The BOD will consider assigning this duty to the roving patrol to mark the property and give a list to the property manager for processing.**
- ❖ There was opposition to the adding of any new expenses, particularly iguana control. Mr. Clinton asked for a straw poll. It was a 50-50 split. There was objection to a poll being taken. There was much vocal opposition to any new expenses.**
- ❖ It was suggested we cut down all trees at the pool after mixed opinions were received on iguana control. It was pointed out it was a useless expense because if we caught the 5-6 iguanas living at the pool, new ones would just move in. It was reported that there were less issues of poop at the pool after the trees by the pool were trimmed.**
 - It was pointed out that many people want shade at the pool and do not want to sit in direct sunlight.**

- ❖ It was suggested the gate personnel confront people walking through the gate until the gate is fixed. Another person said that was unwise and no one should confront no one. Situations can escalate.
- ❖ One person was displeased with the options for paint and roofs. She said no one on the BOD or ACC had good taste and we should allow her scheme. She did not present a proposal.
- ❖ It was suggested the POA invest our reserve funds.
 - Mr. Clinton advised we invest primarily in treasury bills.
- ❖ One suggestion was that the method presently used to allow a person to speak more than once is not the most efficient method. It was suggested that the HOA require sign up to speak and the time be strictly enforced and a master or arms (time keeper).
 - This method will be reviewed by the BOD.
- ❖ One person requested more strict enforcement of the bylaws, especially long grass growing in the driveways.
 - Mr. Fontana responded that there has been enforcement, over 200 citations are working their way through the process.

Due to lengthy community input with little new input from the community, a motion was made to move the question. This motion is undebatable. A motion was made by Winston Lucky and seconded to amend the proposed budget and approve a \$238.00 monthly assessment. The iguana control line item was removed. Gary Clinton, Winston Lucky and Miguel Bustamente voted in favor. Not present Mark Ziemba and Bob Mulindwa.

The budget meeting was adjourned.