

Budget meeting 23 Sept06

Board budget discussions

Present Rod Pixley, Ira Blake, Tracy Belikoff, Doug Chapman, Todd Cannatelli

No homeowners attended.

Call to order 14:01 by Rod Pixley

Ira presented a spreadsheet copy of a worksheet with budget figures from 2006 and 31Aug06 YTD figures with Annual projections to 2007. Discussion centered on line by line comparison and budget based on past experience and future expectations.

Rod Pixley presented budget quotients going back to 1999 for comparison of annual increases. The special consideration given to funding the pond restoration project and maintenance was calculated as a one time charge against the homeowners and moved into the preventative maintenance schedule to keep the fund running for the next three years without charge to the homeowners.

Kevin of specialty management had provided the finance committee with a completed set of accounts until 31Aug 06 to base the discussion upon. There were also emails and contract pricing requests but that was ongoing.

The initial starting point was 447\$ per annum per property.

The accounts known and affected were as follows:

5010 11394 28.5% INCREASE AS Specialty has been only charging 3.50 / house
New price is 4.50 per house per month for the year Full service is included
5020 3200 postage - question arose as to what was covered
Specialty will be asked to explain at the 4 Oct meeting what is included in Postage
5025 Remains the same as we have a deal on web service and our emails
5030 4900 Does that include D/O is it a million as it says in the rules ?
Insurance is to be renegotiated this year and anticipation is for 100% increase was \$1878
5040 1800 Todd mentioned other communities it is usually \$5000 and we have
homeowners making issues that we may need legal opinions on. Rod has negotiated to have the
company seeking an easement pay our legal fees and Kevin pointed out we get the \$1380 back
so that money will not be calculated into our estimate
5050 Corp report is a FL state charge and remains stagnant
5055 \$750 Audit only every two years so it remains the same
Additional cost of 2006 audit was taken from general fund
5075 840 Motion from earlier in 2006 to cover meal expense of volunteers
5080 Zero - accounted for in following year
5085 \$100 for garage sale and BBQ will be removed from the account name
5090 Zero - no misc account
5091 440 YOM / YOY prizes
5092 2000 Renamed social club account
5093 1500 Motion to reduce the 2500 amount motioned earlier in 2006

Motion :

Reduce the \$2500 allocated to annual communications to \$1500 for the 2007 year and change the 5093 account name to Communications.
Ira motioned Todd second In favor Ira, Todd, Doug, Tracy Opposed Rod

Motion:

To allow for up to allow up to \$300 for removal of dead tree in the common grounds behind Ms. Troples home on Randon terrace
Rod motioned Doug second All in favor

5110 3060 Anticipated 6% increase

5120 6360 Anticipated 6% increase
5210 40320 Anticipated 5% increase
5220 3200 Heron no increase
5230 stay the same
5240 up 75\$ due to last bill
5250 1200 Increased due to weakened trees begin removed this year
5260 Funded in 2006 Money remains in fund - No charge for 2007
5265 Covered by pond fund for 2007
5275 2415 Contract increase noticed - Rod to negotiate
5310 685 Actual expense
5370 Zero
5390 Zero
5910 12000 Major plan for 2007 is the signage and front entrance
Most dollars have been allocated or exist in reserves for anticipated expenses
Funding the reserves at \$1000 per month or 4.74 per month or \$56.87 per year per property
Reserve fund will also be used to cover unanticipated expenses or opportunistic capital projects
5950 Special reserve is funded as per bylaw and remains untouched at year end. This will break
the cycle of borrowing from the next year to compensate for unpaid dues (30 homes have unpaid or owing dues)

The Board members present discussed project funding as opposed to spending reserves as capital expenditures as money is available. We came up with a project list remaining at year end 2006
Lights
Signages
Filter for well
Cleaning of cement and stains
Pond Maintenance
Proactive accounting

Todd brought up a proactive preventative maintenance schedule versus the policy and procedures criteria based task list and pointed out that as a association. We need to be concerned with the facilities care grounds maintenance and that being proactive with a schedule of timed events we could be more preventative than waiting for things to break. He is quite familiar with the process and offered to head up a committee after he has laid the ground work and drawn up a draft. He hopes to have it before the AGM.

We all agreed that we need to renew the contracts with our four vendors and have Specialty put our for competing bids
Rod suggested we did not have the lead time to properly consider new contractors but that the process could continue in the next year as all our contracts have expired and switched to month to month or 90 days.

Tracy motioned to adjourn at 5:35