

## May Meeting Minutes

### Quick recap

The board discussed plans for the upcoming year, including automatic CPI-based dues increases and the annual meeting on November 10th. They also addressed neighborhood issues such as gate repairs, street parking, and the need for hurricane repairs, and emphasized the importance of being good neighbors and driving safely. Concerns were raised about future HOA fee increases, unpaid annual dues, and the need for electronic communication in the neighborhood, with plans to install a flow sensor on the sprinklers and renegotiate streetlight costs.

### Next steps

- Radley (Wise Property representative) to send a message to neighbors introducing himself and providing contact information.
- Board to instruct Wise to issue violations for hurricane repair-related issues that are no longer allowed (e.g. trailers parked in driveways or streets).
- Mike Lance to provide additional information about the pump stations to share with the neighborhood.
- Radley to follow up on getting a rebate or refund from the county for the water leak.
- Chris to look into installing a flow sensor on the sprinklers to prevent future water leak issues.
- Board to move forward with the next level of delinquencies for unpaid annual dues cases.
- Board to prepare a proposal for automatic CPI-based dues increases for the annual meeting.
- Board to work on transitioning to electronic communication and voting for future meetings and billing.
- John Christian to contact TECO about potential issues with other pad-mounted transformers in the neighborhood that may have been underwater during the storm.
- Chris to attempt renegotiation of streetlight bills with TECO for the period they were out of service.
- Board to prepare communication about the meeting to be sent out within the next week.
- Nikki to continue organizing monthly happy hours and soliciting volunteers to host.

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### Summary

#### Board Plans for Upcoming Year

The board discusses plans for the upcoming year, including a proposal for automatic

CPI-based dues increases without annual votes, emphasizing the need to build reserves. They announce the annual meeting on November 10th, where new dues for 2026 will be established. Nikki encourages neighbors to host social events, and the board seeks volunteers for three expiring board positions. Mike mentions ongoing gate repairs and upgrades following recent damage, as well as plans to transition to electronic communication and voting to reduce costs.

### Neighborhood Issues and Gate Upgrades

Chris discusses several neighborhood issues and updates. The gate system is being upgraded with hardwired connections and camera repairs to improve reliability. Residents are urged to exercise caution when using the gate, driving slowly to prevent damage. Street parking on both sides is causing difficulties, and homeowners are asked to avoid storing materials on the street. Mike reminds residents to bring in garbage and recycling bins promptly, as visible bins violate deed restrictions. He also emphasizes the need to complete hurricane repairs, leash dogs, and clean up after pets. The board will begin issuing violations for ongoing issues, and residents are encouraged to be good neighbors and drive safely.

### Lift Station Maintenance and Rebate Inquiry

The meeting discusses lift stations, which are monitored 24/7 by the county. An alarm was reported at the Crosswater lift station, with county personnel responding and likely working on repairs. Mike Lentz provides additional context on lift station maintenance. Beth raises two questions: one about contacting the county for a rebate on a fixed water leak, and another regarding automatic dues increases in relation to rising insurance costs that exceed CPI.

### HOA Fee Increases and Sprinkler Control

Mike addresses concerns about future HOA fee increases, explaining that increases up to CPI would not require a vote, but larger increases would need approval at the annual meeting. He clarifies that only the portion exceeding CPI would be voted on. Chris also mentions plans to install a flow sensor on the sprinklers to prevent future water leaks and high bills, noting that the community now has internet access to better control the sprinkler system remotely.

### Unpaid Dues and Budget Concerns

Mike addresses Paige's question about unpaid annual dues, confirming that less than 10 residents have not paid. He explains that delinquencies are discussed in executive session to protect homeowners' privacy, and the Board is following procedures to address these cases, including potential fines and foreclosure. Chris also mentions that

the association is currently at its annual budget for administrative expenses, which includes lawyer fees, despite it only being May.

#### Transformer Failures and Streetlight Costs

Chris discusses the need for electronic communication in the neighborhood and presents a pie chart showing how funds are allocated. Mike raises concerns about transformer failures due to flooding, suggesting that the Board follow up with Teco to assess the condition of other pad-mounted transformers. Chris mentions ongoing efforts to renegotiate streetlight costs and announces that the next meeting will be on the second Tuesday of the following month, with the annual meeting scheduled for November 10th.