

Subject: Meeting Summary for Chris Butler's Personal Meeting Room
Date: Wednesday, June 11, 2025 at 9:21:20 PM Eastern Daylight Time
From: Meeting Summary with AI Companion
To: Christopher Butler



Meeting summary for Chris Butler's Personal Meeting Room (06/10/2025)

Quick recap

The board meeting covered financial matters, including a proposed special assessment and increased dues, as well as discussions about ongoing legal issues. Neighborhood updates were provided, including plans for gate repairs, community events, and efforts to address various maintenance concerns. The board also discussed plans for the annual meeting and initiatives to improve communication with residents.

Next steps

- Chris to update the special assessment recommendation to \$500 per home.
- Management Association to send out a notice to the neighborhood about the potential \$500 special assessment to be discussed at next month's meeting.
- Board to vote on the special assessment at next month's meeting.
- Chris to review May financial figures.
- Chris to work with Teco on renegotiating streetlight costs and auditing energy bills.
- Board to consider raising annual dues to \$1,250 at the annual meeting.
- Board to propose automatic approval for cost of living price increases on dues at the annual meeting.
- Board to propose changes regarding electronic communication at the annual meeting.
- Board to propose changing the capital contribution to one year's annual dues at the annual meeting.
- Accurate Controls to make additional gate repairs and provide hardwired communication on June 21st.
- Board to follow up on water bill adjustment request with the water department.
- Board to proceed with repairing the water fountain at the front gate.
- Board to include electronic communication consent form in the upcoming mailing.
- Board to send a letter to the neighbor who modified their garage, requesting restoration to meet deed restrictions.
- Mike to reconstitute the finding committee with new volunteers.
- Board to send another letter to Harry Cohen (Hillsborough County Commissioner) regarding canal cleanup progress.

Summary

Budget Overruns and Special Assessment

Mike calls the meeting to order with a quorum of three board members present. The board approves the April and May meeting minutes. Chris, the treasurer, presents the financial report, highlighting that expenses are significantly over budget, primarily due to ongoing legal fees and increased utility costs. A special assessment of \$500 per home is proposed to cover the projected \$185,000 needed to run the community for the year. Chris also discusses the updated reserve study, which suggests a \$59,000 annual contribution to maintain full funding for future major expenses like street repaving.

HOA Assessment and Legal Updates

The Board discusses the need for a special assessment of up to \$500 due to lower dues this year and pending legal fees. They plan to send a notice to the neighborhood next week and vote on the assessment at next month's meeting. The Board also outlines plans for the annual meeting, including raising dues to \$1,250, implementing automatic cost-of-living increases, changing to electronic communications, and increasing the capital contribution for new homeowners. Chris explains that the neighborhood is involved in a lawsuit with a homeowner, with the HOA being both sued and counter-suing, and clarifies that their insurance covers defense against lawsuits but not when they initiate legal action.

Neighborhood Updates and Maintenance Plans

The board discusses several neighborhood issues and updates. They report that the gate will be repaired and upgraded with hardwired communication on June 21st. A June 27th happy hour is planned at a neighbor's house on Deepwater. The board is working on getting an adjustment for a high water bill and repairing the water fountain at the front gate. They are also pushing for electronic communication with residents and will include a form in an upcoming mailing. The annual meeting is scheduled for November 10th at Rocky Point Country Club. The board is addressing an unauthorized garage modification and reconstituting the fining committee. Lastly, they discuss ongoing efforts to clean up the canal with the county, though it's outside their direct authority.

Last edited Chris Butler (Host) Jun 11, 2025 09:19 PM

Best,

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