

The Preserve at Wildwood

Homeowner's Association, Inc.

Notice of Annual Budget Meeting

In accordance with the Bylaws of the Association, notice is hereby given that the Annual Budget Meeting to consider the 2025 Budget shall be held on the following date, time and place.

DATE: December 11th, 2024
TIME: 6:00 PM
PLACE: Via ZOOM

<https://us02web.zoom.us/j/84665562788?pwd=cGl8RkOWI9bn9XISUHIgqPjmr2CQD.1>
Meeting ID: 846 6556 2788
Passcode: 396080
One tap mobile +13052241968

A copy of the proposed budget is attached for your convenience. **If approved as drafted, your assessments will increase to \$ 345.76 Bi-Annually.**

AGENDA

- Call to order – Establish a Quorum
- Review and approve meeting minutes from 12/11/2023
- Record retention policy
- Hurricane Specifications
- Use of Resident Portal
- Board Positions and Continuing Education
- Resident Concerns
- 2025 Budget
- ETA for financial report for Fiscal year 2024 – Must be prepared with in 90 days.
- Schedule next meeting date.

**Preserve at Wildwood Homeowners Assoc., Inc.
Board of Directors TELECONFERENCE BUDGET Meeting
December 11, 2023**

Call to order- Establish a quorum

The meeting was called to order at 6:00 pm. Present were: Nancy Lavin, President; Brian Morosco, Vice President and Kevin Walsh, Secretary/Treasurer. A Quorum was established. Also Present were: Kristen Chapman, representing Alliance Realty and Management, and 5 Homeowners.

Review and Vote on PROPOSED 2024 Budget

Nancy Lavin presented the Budget to those present, and Brian Morosco and Kristen Chapman assisted in answering questions. There being no further discussion or questions, MOTION made by Brian Morosco to approve the proposed budget AS DRAFTED; Seconded by Kevin Walsh. All Ayes, Motion carries.

Other

The following additional items were discussed...

1. Bush and Tree clearing – Nancy advised she was still working with Emerts Tree Service on getting pricing for tree and brush clearing along the perimeter of the community in the landscaping buffer, as there are some trees that have caused concern.
2. Sidewalk pressure-washing – Nancy and Brian advised they were both working together in pricing for pressure washing and had been speaking with All About Water. There was discussion on whether the vendor needed to use the well water access or if they would have their own supply, and Brian advised that may be an angle to negotiate the cost.
3. Entrance flag pole – Kevin advised he is still working on final pricing for a flag pole at the entrance of the community, but he so far has it narrowed down to between \$300-\$400. He anticipated that there would be enough homeowner interest to use volunteer labor to install the pole, and possibly collect donations!
4. Document amendment and offices – The board discussed the new term lengths established in the recorded CC&R and Bylaw Amendments, and after discussion, Kevin volunteered to remain in the seat that is up for election in 2024.

Adjournment

There being no further business to come before the Board, meeting was Adjourned at 6:12PM by Nancy Lavin.

Respectfully submitted,
Kristen Chapman
Secretary – Pro-tem

Based on: 37 Units

PRESERVE AT WILDWOOD HOA - PROPOSED 2025

Account	PROPOSED 2025	ANN / UNIT	BI-ANN / UNIT
Income			
4000 Association Fee Income	\$25,586.00	\$691.51	\$345.76
<i>Applied Retained Earnings</i>	\$3,100.00	\$83.78	\$41.89
Total Income	\$28,686.00	\$775.30	\$387.65
Expenses			
<i>5100 Administrative</i>			
5110 Accounting and Tax Compliance	\$250.00	\$6.76	\$3.38
5120 Insurance	\$1,075.00	\$29.05	\$14.53
5121 Web Service	\$175.00	\$4.73	\$2.36
5131 Legal Fees	\$250.00	\$6.76	\$3.38
5132 Professional Fees	\$500.00	\$13.51	\$6.76
5135 Taxes, Licenses, Fees	\$262.00	\$7.08	\$3.54
5145 Management Fees Expense	\$4,326.00	\$116.92	\$58.46
5160 Office Supplies and Postage	\$350.00	\$9.46	\$4.73
Total for 5100 Administrative	\$7,188.00	\$194.27	\$97.14
<i>6000 Maintenance & Repairs</i>			
6010 Landscape Contract	\$14,000.00	\$378.38	\$189.19
6015 Lake Maintenance	\$1,668.00	\$45.08	\$22.54
6020 Landscape Improvements	\$500.00	\$13.51	\$6.76
6030 General Maintenance	\$400.00	\$10.81	\$5.41
6040 Supplies and Materials		\$0.00	\$0.00
Total for 6000 Maintenance Repairs	\$16,568.00	\$447.78	\$223.89
<i>7000 Utilities</i>			
7043 FPL - Street Lights	\$2,310.00	\$62.43	\$31.22
7049 FPL - Entrance Sign	\$400.00	\$10.81	\$5.41
Total for 7000 Utilities	\$2,710.00	\$73.24	\$36.62
Non-operating Expenses			
8000 Reserve Funding			
8200 Pooled Reserves	\$2,220.00	\$60.00	\$30.00
Total for 8000 Reserve Fundina	\$2,220.00	\$60.00	\$30.00
Total Expenses	\$28,686.00	\$775.30	\$387.65

** Annual / Bi-annual Pmt

* HOA's Personal Website Annual Cost

**Other expenses - General (coupon books, electronic fees, inspections, etc)

*Annual state filing

*Contractual, \$360.50/Month

**All postage/copies lines combined here

*Contractual, \$1166.67/Month

*Contractual, \$ 139.00/Month

**All OP contingency lines combined here

*Est. 10% increase

*Est. 10% increase, incl. Well