



AUTUMN WOODS HOMEOWNERS' ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
November 15, 2021

Roll Call – Karen Apa, Maryann Rinker, Theresa Ronayne, June Starkey, Jim Fogarty, Steve Heller and Jill Lafrenz

Call to Order – The meeting was called to order at 6:30 PM by Jill Lafrenz, Secretary.

Residents in attendance:

Bob and Gayne Roberts, Al Choiniere, Jane Boomer, Christine Visnic, Charles Thomas, Lisa and Greg Daly. Page Whiting, Bill Omanoff, Beverly Pizzano, Arlene Seigel, David Leech, Jim Walker, Steve Paley

Disposal of Any Unapproved Minutes –. October's minutes were corrected by Steve Heller to read "James Fogarty Suggested that we upgrade our cable boxes" Steve Heller make a motion seconded by Theresa Ronayne that the minutes be approved with the correction and the motion passed.

Presidents Report Karen Apa

No report

Treasurers Report. James Fogarty

BB&T Operating Account 106,091

BB&T Reserve Account 54,561

Committees.

Compliance: Theresa Ronayne

All is good, people still need to clean driveways and walkways.

Community Relations: Covid has curtailed activities we hope that will change next year

Architectural Committee: June Sharkey

Approved paint colors and roof

Maintenance:

Karen Apa told us that the original vendor taking care of our lakes has not been doing a good job and needs to be replaced. To that end the board has reviewed three bids and it is now time to vote on a new vendor. Theresa Ronayne made a motion to approve the vendor Solitude Lake Treatment. Jill Lafrenz seconded and the motion passed.

The board went on to review the budget with community members.

Guest Questions:

Can you explain the new resident greeting figure?

When a house is sold, we receive an estoppel fee, that fee is used for new resident greetings

Security was \$11000 last year and \$5000 for 2022. Why is that?

We put in the cameras for security last year and they are working well. We need to install a few more near the playground and the gazebo next year and we add patrols for some holidays.

What is the tree budget for?

We need to cut back the trees overhanging Meadow Lake West and raise the canopy of trees in the community.

What is the overhang in the dog park?

There is no shade for people while they wait for their dogs.

Why is there no audit this year?

An audit is called for when the budget reaches a certain level, ours has not reached that level. We are using a CPA to oversee our budget.

What is going on with our garbage collection budget

Our budget has increased by 11% over two years. The contract was on going when the current board took office. We know that the county has increased tipping fees to the garbage company by 14%. The board will look into other contractors next year.

Why change the lake owner's assessment now, we have been doing it one way for years?

In early 2020, a question was raised having to do the lakes and the board was asked to look into the issue. During that process it was discovered that, according to the Plats filed with Pinellas County, Lake Lot Owners properties extend into the lakes and, according to the County, Lake Lot Owners are deemed the responsible party. As such, the cost to maintain those properties should not be passed on to the members. A further investigation ensued and it was ultimately determined that the Association would only provide lake treatment service to the common area lake lots owned by the Association. The suggested assessment would allow the Association to extend the lake treatment services to Lake Lot Owners.

The water belongs to all of us and we should all take care of the lakes. Charles Thomas, identified himself as a Pinellas County tax collector. He then indicated that If anything catastrophic happened to the lakes, everyone in the community would be assessed in their taxes.

Thank you for your comment.

The Board is doing their fiduciary duty to the residents. The waterfront owners should pay.

Thank you for your comment.

Can the attorney be present at the meeting?

It is not necessary as our attorney read and approved everything that has been sent to you.

A motion to adjourn was made, seconded and passed. Karen Apa then closed the open session at 7:50 pm whereby guests left the Zoom Meeting.

The remainder of time was spent discussing Compliance issues, specifically residents in default.

The next board meeting will be held on Monday December 6, 2021 at 6:30 pm. This meeting is our annual meeting and will be held in person at Palm Harbor University High School in the teaching auditorium. Please arrive by 6 PM to be checked in.

Meeting adjourned at 8:30

Submitted by: Jill Lafrenz

Approved by:  _____

Amended

**Autumn Woods HOA
Profit & Loss Budget Performance
November 2021**

	<u>Nov 21</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Administrative			
8110 · Insurance - General	0.00	358.00	-358.00
8111 · Insurance - Workers Comp	51.33	54.00	-2.67
8112 · Insurance - D&O/Crime	123.75	161.00	-37.25
8210 · Legal & Professional	1,125.00	417.00	708.00
8211 · Legal - Litigation	0.00	417.00	-417.00
8212 · Legal-Liens/ Foreclosure	0.00	417.00	-417.00
8220 · New Resident Greeting	0.00	83.00	-83.00
8221 · Social Events	0.00	83.00	-83.00
8310 · Taxes/Corp Annual	0.00	6.00	-6.00
8410 · Accounting & Bookkeeping	125.00	150.00	-25.00
8415 · Accounting - Audit	0.00	250.00	-250.00
8510 · Admin. Expenses	491.90	83.00	408.90
8511 · Website	0.00	42.00	-42.00
8512 · Meetings	0.00	12.00	-12.00
8513 · Admin. Misc.	0.00	83.00	-83.00
8514 · Bank Fees	0.00	46.00	-46.00
Total Administrative	<u>1,916.98</u>	<u>2,662.00</u>	<u>-745.02</u>
Reserve Allocations			
9020 · General Reserve	205.00	205.00	0.00
Total Reserve Allocations	<u>205.00</u>	<u>205.00</u>	<u>0.00</u>
Total Expense	<u>7,912.48</u>	<u>12,634.00</u>	<u>-4,721.52</u>
Net Income	<u><u>4,568.37</u></u>	<u><u>0.00</u></u>	<u><u>4,568.37</u></u>

Autumn Woods HOA
Profit & Loss Budget Performance
January - November 2021

	<u>Jan - Nov 21</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>Annual Budget</u>
Income				
4010 · Maintenance Fees	122,342.00	122,342.00	0.00	133,468.00
4030 · Interest - Operating	12.57	550.00	-537.43	600.00
4040 · Interest - Reserves	4.91			
4050 · Interest - Collections	313.30			
4080 · Reserve Interest Allocation	-4.91			
4090 · Estoppel Income	1,500.00	1,144.00	356.00	1,250.00
4500 · Prior Year Carryover	14,938.00	14,938.00	0.00	16,300.00
Total Income	<u>139,105.87</u>	<u>138,974.00</u>	<u>131.87</u>	<u>151,618.00</u>
Expense				
Grounds Maintenance				
5012 · Security Sheriff Dept.	0.00	10,835.00	-10,835.00	11,850.00
5110 · R & M - General	6,372.12	1,837.00	4,535.12	2,000.00
5116 · R & M Supplies	446.20	462.00	-15.80	500.00
5210 · R & M Electric	690.00	1,837.00	-1,147.00	2,000.00
5211 · Basketball Court	2,966.00	231.00	2,735.00	250.00
5212 · Paving	0.00	913.00	-913.00	1,000.00
5213 · Tennis Court	380.00	462.00	-82.00	500.00
5214 · Back Entrance Refurbish	0.00	2,288.00	-2,288.00	2,500.00
5215 · Front Entrance LED Lighting	0.00	4,587.00	-4,587.00	5,000.00
5216 · Park Upgrades	3,542.90	1,837.00	1,705.90	2,000.00
5230 · Holiday Decorations	1,396.85	3,212.00	-1,815.15	3,500.00
6211 · Lawn Service	9,900.00	12,837.00	-2,937.00	14,000.00
6212 · Weeds/Fertilizer/Insects	675.00	4,587.00	-3,912.00	5,000.00
6213 · Flowers/Mulch/Sod	0.00	2,750.00	-2,750.00	3,000.00
6214 · Trees	0.00	4,587.00	-4,587.00	5,000.00
6219 · Irrigation Repairs	815.58	1,837.00	-1,021.42	2,000.00
6222 · Lake Treatments	4,400.00	6,413.00	-2,013.00	7,000.00
Total Grounds Maintenance	<u>31,584.65</u>	<u>61,512.00</u>	<u>-29,927.35</u>	<u>67,100.00</u>
Utilities				
7003 · Electric	13,229.78	11,000.00	2,229.78	12,000.00
7009 · Water	3,124.01	5,137.00	-2,012.99	5,600.00
7011 · Trash	32,877.31	28,875.00	4,002.31	31,500.00
7015 · Cable/WiFi	941.18	913.00	28.18	1,000.00
Total Utilities	<u>50,172.28</u>	<u>45,925.00</u>	<u>4,247.28</u>	<u>50,100.00</u>

**Autumn Woods HOA
Profit & Loss Budget Performance
January - November 2021**

Administrative				
8110 · Insurance - General	0.00	3,938.00	-3,938.00	4,300.00
8111 · Insurance - Workers Comp	572.82	594.00	-21.18	650.00
8112 · Insurance - D&O/Crime	1,616.25	1,771.00	-154.75	1,933.00
8210 · Legal & Professional	1,912.76	4,587.00	-2,674.24	5,000.00
8211 · Legal - Litigation	0.00	4,587.00	-4,587.00	5,000.00
8212 · Legal-Liens/ Foreclosure	0.00	4,587.00	-4,587.00	5,000.00
8220 · New Resident Greeting	0.00	913.00	-913.00	1,000.00
8221 · Social Events	0.00	913.00	-913.00	1,000.00
8310 · Taxes/Corp Annual	130.25	66.00	64.25	75.00
8410 · Accounting & Bookkeeping	1,375.00	1,650.00	-275.00	1,800.00
8415 · Accounting - Audit	0.00	2,750.00	-2,750.00	3,000.00
8510 · Admin. Expenses	2,745.52	913.00	1,832.52	1,000.00
8511 · Website	290.84	462.00	-171.16	500.00
8512 · Meetings	273.50	132.00	141.50	150.00
8513 · Admin. Misc.	30.00	913.00	-883.00	1,000.00
8514 · Bank Fees	0.00	506.00	-506.00	550.00
Total Administrative	8,946.94	29,282.00	-20,335.06	31,958.00
Reserve Allocations				
9020 · General Reserve	2,255.00	2,255.00	0.00	2,460.00
Total Reserve Allocations	2,255.00	2,255.00	0.00	2,460.00
Total Expense	92,958.87	138,974.00	-46,015.13	151,618.00
Net Income	46,147.00	0.00	46,147.00	0.00

**Autumn Woods HOA
Check Detail
November 2021**

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
Check	FT	11/29/2021	Pinellas County Utilities	1001 · Operating - BB&T	-283.87
				7009 · Water	140.51
				7009 · Water	96.41
				7009 · Water	31.73
				7009 · Water	15.22
TOTAL					<u>283.87</u>
Check	2181	11/01/2021	David W. Ormiston, CPA	1001 · Operating - BB&T	-125.00
				8410 · Accounting & Bookkeeping	125.00
TOTAL					<u>125.00</u>
Check	2182	11/09/2021	Palm Beach Aquatics	1001 · Operating - BB&T	-400.00
				6222 · Lake Treatments	400.00
TOTAL					<u>400.00</u>
Check	2183	11/09/2021	Florida Tree Service	1001 · Operating - BB&T	-1,100.00
				6211 · Lawn Service	1,100.00
TOTAL					<u>1,100.00</u>
Check	2184	11/09/2021	Duke Energy	1001 · Operating - BB&T	-918.33
				7003 · Electric	918.33
TOTAL					<u>918.33</u>
Check	2185	11/09/2021	Waste Connections of Florida	1001 · Operating - BB&T	-2,880.00
				7011 · Trash	2,880.00
TOTAL					<u>2,880.00</u>
Check	2186	11/09/2021	Jill Lafrenze	1001 · Operating - BB&T	-186.00
				8510 · Admin. Expenses	186.00
TOTAL					<u>186.00</u>
Check	2187	11/09/2021	Karen Apa	1001 · Operating - BB&T	-305.90
				8510 · Admin. Expenses	149.90
				8510 · Admin. Expenses	156.00
TOTAL					<u>305.90</u>

**Autumn Woods HOA
Check Detail
November 2021**

<u>Type</u>	<u>Num</u>	<u>Date</u>	<u>Name</u>	<u>Account</u>	<u>Amount</u>
Check	2188	11/10/2021	Cianfrone, Nikoloff, Grant	1001 · Operating - BB&T	-1,125.00
				8210 · Legal & Professional	1,125.00
TOTAL					<u>1,125.00</u>
Check	2189	11/24/2021	WOW!	1001 · Operating - BB&T	-208.30
				7015 · Cable/WiFi	208.30
TOTAL					<u>208.30</u>