

# Addison Estates Homeowners Association- Minutes of Special Meeting

February 8, 2023

A Special Meeting of the Addison Estates Homeowners Association was called to order on Wednesday, February 8, 2023, at 7:05 pm. at the Veterans Building in Mullins Park in Coral Springs by Allan Lobo, President. Board members in attendance were Ellen Kaplan, Secretary, Marc Desruisseaux, James Cardiello, and Daniela Cordiello. There were 27 homeowners in attendance. Copies of the meeting agenda were made available to those in attendance and a sign-in sheet was present for any homeowner who wished to address the Board during the meeting.

President Allan Lobo thanked the homeowners for coming to the meeting and explained the reason for the meeting which was to discuss an increase in Homeowner fees for the purpose of needed maintenance and structural improvements to the development.

James explained that at a previous meeting, the Board had approved a budget of \$1600 to hire a landscape designer regarding improvements to the development. He stated that there have been minimal repairs done in the development and things have doubled in price since original estimates were previously gotten. He further stated that we can no longer put money in our reserves based on the current HOA fees of \$50 per month and that we need to increase our HOA fees to add money to the reserves. He stated that our dues are extremely low and that they should have been increased previously. He added that the increase in dues is expected to be a temporary increase to put more money in the reserves, but that the longer we wait to do the work, the higher the cost would be.

A homeowner asked why we can't replace one item at a time and James responded by saying that we could do one thing at a time, but Alan added that no company is going to do just one thing.

James explained that the increase would be a temporary increase from \$150 per quarter to \$450 per quarter for April 1, 2023, through December 31, 2023. Marc explained that the Board had considered two options including 1) the dues increase or 2) a special one-time assessment of \$900 for the nine months covering April 1, 2023, through December 31, 2023. It was felt that the quarterly increase was easier for homeowners to pay than a one-time special assessment. It was noted that Carol, a homeowner asked about paying the \$900 as a lump sum. James explained that any homeowner who wanted to pay the \$900 could do so in advance. James explained that the minimum monthly dues should be is \$54 per month based on our current expenditures which was lower than the current \$50 per month without any improvements in the development.

A homeowner asked how we could get the money from people who do not want to pay, and Ellen explained that our accounts receivable was much better than in previous years and that a homeowner who did not pay the increase in dues would be charged late fees and would be responsible for any monies owed.

A homeowner asked how much we would be spending on the improvements and James stated that it is the board's decision on how much to spend. He stated that there are typically three types of plans, including a minimal plan, a medium plan, and the Hollywood option plan.

Several other homeowners were given the opportunity to address the Board. The idea of a block party came up. James explained that the city offers a program where they will match \$5000 for improvements when there is community involvement so that a block party might fulfill the need for community involvement.

A homeowner stated concerns about the lack of communication between the Board and homeowners. Alan said that the Board was creating a new website to improve communication and was working on a Zoom link.

Another homeowner asked what we can do about homeowners who do not take care of their property or who violate bylaws. Several members of the Board explained that the City of Coral Springs has a website. /app where violations (parking commercial vehicles, etc.) could be reported and they will check on it and issue fines if appropriate.

After any homeowner who wished to address the Board was given the opportunity to do so, a motion to increase HOA dues by \$100 per month for a total of \$150 per month (\$450 per quarter) effective April 1, 2023, through December 31, 2023, to cover the reserves for deferred maintenance was made by James and seconded by Allan. The motion was passed unanimously. James explained that we will get three quotes from designers, and we will select one who will then give us two quotes.

Following the motion, the Board noted that we needed additional members to serve on the Board. John Evans agreed to volunteer to be on the Board and a motion was made by Ellen to approve him as Vice President and seconded by Marc. The motion was passed unanimously.

A second homeowner, Anna Maria Walteros, agreed to serve on the Board, and a motion was made by Ellen and seconded by Daniela. The motion was passed unanimously.

James said he had three quotes and after explaining them a motion was made by James and seconded by Daniela to approve \$1550 for a survey by Baseline Survey company and \$4350 to Tucker Design Builders for landscape design. The motion was passed unanimously.

A motion to adjourn the meeting at 8:50 was made by Marc and seconded by Ellen.