

Minutes of the Addison Estates Homeowners Association

January 11, 2023

The January 11, 2023, meeting of the Addison Estates HOA was called to order at 7:05 p.m. at the Veterans Building in Mullins Park in Coral Springs by Allan Lobo, President. Other board members in attendance were Ellen Kaplan, Secretary; Marc Desruisseaux; James Cardiello; and Daniela Cardiello. One other homeowner was also in attendance.

Copies of the agenda and October 11, 2022, minutes were made available to those in attendance. Ellen asked the Board members to review the minutes. A motion to accept the minutes was made by Daniela and seconded by Marc.

Copies of the Profit/Loss Statement and the Balance Sheet for the period ending December 31, 2022, were made available and were reviewed. The latter revealed Total Liabilities and Equity in the amount of \$45,046.46. After a discussion about the prepaid legal expenses, a motion to accept the Treasurers Report was made by Daniela and seconded by Marc.

There was a discussion about the motion made at the October 12, 2022, meeting at which time a Special Assessment of \$900 for each homeowner was approved. Upon completion of a review of the Association by-laws, it was determined that a Special Assessment would need to be presented to homeowners before a vote. Considering that, the Board rescinded the motion for a Special Assessment. The motion was made by Marc and was seconded by Ellen. The vote was unanimous.

In lieu of a Special Assessment, a motion was made by Marc and seconded by James to increase homeowners' dues in the amount of \$100 per month for a total of \$150 per month effective April 1, 2023, through December 31, 2023, to cover the reserves for deferred maintenance. The motion was passed with 4 in favor and 1 against. A letter explaining the increase to build reserves for deferred maintenance will be drafted by Marc and James. After review by the Board, the letter will be sent to homeowners. Allan will speak to Betty at Prestige about sending updated HOA coupons to homeowners for April - December 2023.

James shared a proposal from a landscaper. Al gave a brief review of the ARC (Architectural Review Committee) stating that the ARC had approved some homeowners' requests for new roofing and tree removal.

Ellen updated the Board on the status of the landscaping services since Everglades Lawn Care terminated their services with the Association. She contacted our previous company, Brayton Landscapers, who agreed to resume landscaping services with us.

Motion to adjourn meeting at 8:15 made by Marc; seconded by Ellen.