

Kingsley Creek HOA Finance Committee Meeting Minutes

November 8, 2023

Members Present: Bea Bennett, Jim Bennett, Tracy Six, Tamie LaChance,
Wayne Miller

Meeting convened at 7:00 PM. Several invoices were reviewed that represent on-going expenses for the HOA. Apparently all are re-curring and must have existing contracts that were established prior to the turn over of the HOA to the homeowners by Taylor Morrison. It is currently understood that all invoices are directed to Evergreen's manager Terrance Burns for approval before they are paid. Many of the services being provided by the various vendors appear to be excessively high charges for the services being provided. Also, it should be noted that most of the vendors are travelling from Jacksonville to provide their service.

Invoices reviewed:

- Whit's End Property Maintenance-landscaping for common areas
\$4,581.25 Monthly or \$ 54,975.00 Annually
- Solitude Lake Management-\$687 per month or \$ 8,244.00 Annually.
- FPL for rental and electricity for 34 (?) streetlights \$867.61 Monthly or
\$10,411.32 Annually.
- FPL billing for Pool House \$239.43 per month or \$2873.16 Annually.
- FPL also has four other invoices each month for different items within Kingsley Creek and all four have separate minimum charges/billings. If they could be combined into one invoice, it is estimated that the HOA could save \$456 Annually by eliminating the per account charge.
- FPL also has \$5,921.61 listed as an utility deposit from our HOA.
- Crown Pools charge \$1150 monthly for pool maintenance. This is an annual expense of \$ 13,800.00.

-ATT invoices \$128.40 monthly for wi-fi and security connection for the pool area. Until recently, the HOA was being charged an extra \$10 monthly due to Evergreen's failure to provide timely payment of ATT's invoice.

-Insurance for the HOA was just paid \$17,000 for the year. It was through a company called Insurance Solutions of America.

-Attorney fees for the turn over was billed by Appleton, Reiss, Attorneys from Tampa. Total fee was \$2528.00.

It is the opinion of all members present that many of the above listed expenses should be competitively bid to see if we can reduce our expenses especially in the landscaping and pool expenses by contacting local providers of these services.

Another situation that should be researched is the matter of all 189 homeowners were assessed a 'working capital contribution to the Kingsley Creek HOA' in the amount of \$ 500.00. This is a total of \$ 94,500.00. We assume these funds should have been preserved, as each homeowner was also assessed the HOA fee at closing for the balance of the current quarterly billing from date of closing.

The bank balances do not reflect those funds. Upon review of the bank statement provided us, there were three accounts and now there are two accounts. One account is apparently regular account for paying current expenses and its balance is \$45,694.00. There is another account listed as reserves account and its balance is \$66,125.00. We wonder why the reserve account does not total \$94,500.

We suspect that the third account mentioned in the previous paragraph was closed after Michele and Bea reviewed either the July or August bank statement and discovered a check paid to someone in Wyoming for \$4850.00. After Michele questioned Evergreen, although she received no response, the bank must have acknowledged that it was fraudulent and covered the HOA's account for the bogus check. This brings a question as to whether the organization responsible for general maintenance and 'policing' of the HOA property, should also be responsible for the maintenance of the bank account assets and collection of HOA fees.

Another point that was not discussed in our meeting, but should be addressed is the bank account with the reserve assets. Is the HOA receiving a reasonable

interest on the money being held by the bank? Short term CD's are paying 5% and the HOA could be earning \$3300 per year in interest on the \$66,125.

One last point that I mentioned in the meeting; I did receive a quarterly payment book from Evergreen Lifestyles Management to send quarterly payments for HOA fee for 2024. The amount is \$233.41 per quarter. Although no one in the meeting received a payment book, I am sure I am not the only household that received a payment book. As this is November 9, this should be addressed promptly to reflect the budgeted amount of the HOA fee for 2024 so that homeowners will not be charged late fees because they paid less than the \$300 per quarter that I believe is going to be the new HOA fee.

Respectfully Submitted: Wayne Miller