



PORCHERS PRESERVE

porcherspreserveinfo.com

ANNUAL
MEETING

JUNE 23, 2022



AGENDA

- Call to order
- Introductions
 - Updated Vendor List
- Proof of Quorum
- History of events
- Addressed/In Queue
- Financials/Updated Reserve Study
- Parties and Shindigs
- Getting back on track
- Voting/Election
- Q&A
- Adjournment

INTRODUCTIONS

- HOA Board Members

- Jenn Masse
- Luis Ferioli
- Marc Howard
- Patti Risley
- Dave Selewski

- ACA Members

- Larry Inguagiato
- Logan Pepchinsky
- Board Liaison –
Luis Ferioli

- Cedar Management Group

- Chris Kellar
- Ashley Kearns

Landscaping – The Greenery (Mike)

Pool – US Aquatics (Jeremy)

Storm Clean-up/Tree Service – Absolute Trees (Derrick)

Pool Phone – Comcast

Pool Key Fob – Sonitrol (Paul)

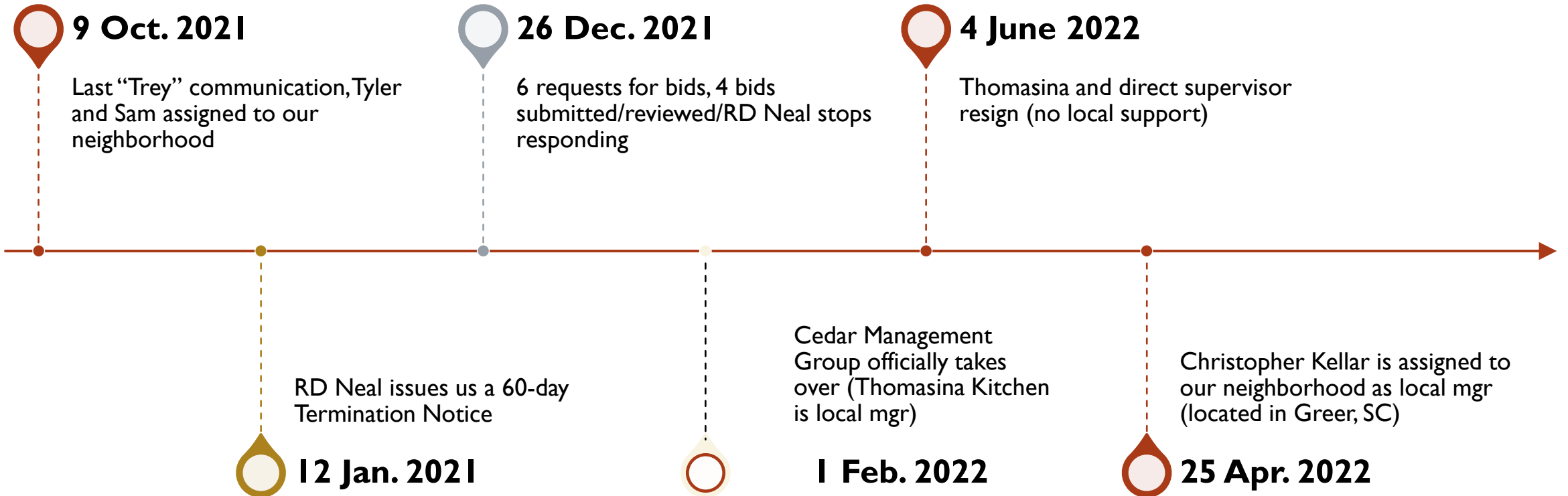
UPDATED VENDOR LIST

VERIFICATION OF QUORUM

Section 4.5 Quorum. The presence at a meeting, whether in person or by proxy, of Members entitled to cast ten percent (10%) of the total votes of the Members of the Association shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these Bylaws.



HISTORY OF EVENTS



WHAT HAS THE HOA BOARD DONE/CONTINUE TO DO?

- Independently facilitated delivery of new pool furniture and removal of old
 - Storm clean-up and palm trimming - called vendors, reviewed estimates, met with selected vendor, and facilitated
 - Facilitated homeowner reimbursement for storm clean-up
 - Fence behind Bella Oaks
 - Requested bids, received 2 from Cedar, called vendors, provided information, met with vendor and facilitated final/third quote submission
 - Requested submission of claim to insurance company, consolidated and provided requested proof/evidence
 - Called and met with DNR/alligator, received tags, process established
 - Personally paid for website renewal (reimbursed), facilitated updating
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- Take trash and recycling to curb/return
 - Clean up pool area
 - Address all fire drill situations
 - Example – no water at the pool due to nonpayment, board member personally paid due to nonresponse from Cedar (Fri afternoon)

SCHEDULED

IN QUEUE

- Standing water in back yards between amenity center and Sharpestowne Ct.
- Oak trimming, etc. (orange flags)

- Fence behind Bella Oaks residents
- Collection of appropriate sale fees
- Line-by-line financial audit/reconciliation

FINANCIALS

Porchers Preserve 2165 - Balance Sheet as of 06/23/2022

- Assets
- Accounts Receivable 10743.12
- Prepaid Expense 1055.25
- PREV MGT Reserve 33514.96
- Porchers Preserve Operating FCB 68254.98
- Porchers Reserve Savings FCB 36655.11
- Total Assets 117296.3

Total Assets \$117,296.30

- Liabilities
- Prepaid Accounts Receivable 1510
- Total Liabilities 1510
- Net Worth
- Current Operations Fund 41382.9
- Current Reserve Fund 68034.77
- Net Income 6368.63
- Total Net Worth 115786.3

Total Net Worth and Liabilities \$117,296.30

PARTIES AND SHINDIGS

- 4th of July Soiree
 - Yes, there are music and fireworks scheduled.
 - No, the board was not involved (to include decision, planning, or fiscal).
- The Board understands there are folks wanting to celebrate the holiday with their families and children in a manner that creates noise.
- The Board also understands babies, animals, and some people do not appreciate noise and/or fireworks.

PLEASE NOTE:

- Fireworks are clearly prohibited in our community Rules and Regulations.
- Unless an activity is occurring on HOA Community property, we have no governing authority.
- The Towne of Mt P noise ordinance starts at 10pm.
- Any complaints or concerns will require a call to the fuzz.

VOTES NEEDED

Pool Reservations

ACA process

Board Member Election

Those nominated or volunteering are welcome to speak to the group.

Future of Community Management



Yard Maintenance

Assessments and letters to be sent out starting the end of next week



Dues

Outstanding dues = ~ \$10,700

Willing to work 1:1 to clear up (education/verification of payment)

Letters to be sent out for unpaid dues starting in July

GETTING BACK ON TRACK



TIME FOR Q&A

MOTION TO
ADJOURN?

