



HOA General Meeting

Thursday, October 10th, 2024

WELCOME

- FULL TIME RESIDENTS
- THOSE RETURNING FROM AFAR
- AND THOSE OF YOU ON THE ZOOM MEETING LINK

OUR GUEST SPEAKER

FROM SOUTHTRAIL FIRE DEPARTMENT, PLEASE WELCOME

TREASURER REPORT

JAMAICA BAY HOMEOWNERS ASSOCIATION Financial Summary < > September 2024 **General Fund**

Balance as of 08/31/24	\$263,585
Interest Income	1,085
Other Income	1,050
New Members (6)	600
Member Refunds (1)	(100)
Operational Expenses	(1,152)
Balance as of 09/30/24	\$265,068

Dollar values are rounded for illustrative purposes only

JAMAICA BAY HOMEOWNERS ASSOCIATION

Financial Summary < > September 2024

Neighbors Helping Neighbors Grant Fund

Balance as of 08/31/24	45,559
Interest Income	163
Donations	0
Reimbursements	0
Grants Awarded	(0)
Operational Expenses	(0)
Balance as of 09/30/24	\$45,722

Dollar values are rounded for illustrative purposes only

Activity Report Update

- Met with Myra (Park Mgr) last week for updates on activities and projects that we discussed a month ago.
 - If you have concerns or issues, please use the program that Myra started where you go to the office to complete a maintenance or resident concern form that will be routed to the proper people for action.
 - The office needs to have your primary email address and phone number for blast type notifications. Please take the time to stop at the office and provide the proper contact info so you will receive emails and phone notifications.

Activity Report Update

- One of the biggest concerns of the residents is the status of the gatehouse.
 - Per our first meeting with Myra, a new phone number has been activated for the gatehouse.
 - 239-707-0434 You will get a live voice on this number
 - Automated number remains the same 833-313-1192
- Status of Gatehouse
 - Parts are on order (4-6 weeks to receive). Down payment has been made
 - It was agreed to shut down the resident lane and have all traffic go through the visitor lane.
 - Residents will be impatient, but safety outweighs patience in this case.
 - Residents should have a sticker on the windshield and they will be waved through the gate. If you don't have a sticker, get one in the office.

Activity Report Update

- Positive news to report:
 - Fountain on North Bay has been repaired.
 - Leaks and potholes are in the process of being repaired.
 - There will be Christmas lights this year, similar to what we had last year.
 - There will be election voting in the Veranda on Election Day
 - Home Sales Activity
 - 8 in August
 - 6 in September

Activity Report Update

- Code Enforcement

- By the end of the year, Myra plans to have hired someone for code enforcement.
- Code Enforcement will be a good thing as it will bring consistency back to our properties. Please understand that code enforcement only applies to the exterior of the home. No one will be going into homes.
- This is one of those “be careful what you wish for” things because all of us know of places in the park that require attention. However, all of us need to make sure our homes are in alignment with the covenants.
- Please use the remaining months to make sure your place is in order, whether it be paint, weeds, visible home repairs.

Activity Report Update

- Long Term Projects
 - Electrical Posts – has been budgeted to start in 2025
 - Canal Dredging – has been budgeted, not approved yet.
 - Pioneer Plaza – there are multiple things going on here
 - Lee County/FEMA
 - Appraised Value
 - Requirement for FEMA
 - Termite infestation
 - A completed fix is likely by end of next year as there is much to decide and do

Activity Report Update

- Rent Increase letters
 - Require 90 day notice
 - Base rent has increased 5%
 - Tax contribution
 - Last year we had a monthly contribution of \$97.01
 - In 2025, the tax monthly contribution will increase \$7.59 to \$104.60 per month
 - At the end of the year, for the past two years, we have had a one time payment tax true up. This year it is estimated to be \$95.34. This number is an estimate and could go up or down by a few dollars. The office won't know the correct amount until the beginning of December.
 - An example, using simple math, if you had a lot payment last year of \$1000 and tax payment of \$97.01, then you were paying \$1,097.01 per month. With the new increase, you will pay \$1,050 lot rent and 104.60 tax for a total monthly payment of \$1,154.60 or a \$57 increase.

Important Dates to Note

- Home & Garden Show
 - Saturday, November 9th
 - 40 plus vendors
 - Lunch is included
 - Great success last year!
- Next HOA public meeting
 - Thursday, November 14th

Questions & Answers

You must please come forward to the
microphone.