



St. Andrews Condo Association
East Lake Woodlands
Newsletter ~ Winter 2014

From the Board of Directors:

<u>President:</u>	Neil Lasky nmlas@optonline.net
<u>Vice President:</u>	Dr. Alberto Otero albertootero@att.net
<u>Treasurer:</u>	Veronica Morley vmorley@tampabay.rr.com
<u>Secretary:</u>	Juergen Meisenkothen jemkoha@me.com
<u>Director:</u>	Diane Buchholz Conwell dmbfla@aol.com

The Annual Membership Meeting is held each year for the purpose of electing directors to the Board of Directors and to transact any other business authorized. The Board is comprised of 5 members who hold membership for one year only. Members must apply each year for a position on the Board. If there are 5 candidates, each will be accepted without an election. An election is held if there are more than 5 candidates. An election was held for the 11 candidates who applied for the Board of Directors for the year of 2014. The results are:

Elected to the Board: President, Neil Lasky 26 votes
Treasurer, Veronica Morley 26 votes
Secretary, Juergen Meisenkothen 24 votes
Vice-President, Albert Otero 23 votes
Director, Diane Buchholz Conwell 23 votes

Other candidates:

Annett Pfennig 21 votes
Marcus Hon 19 votes
Clive Stewart 16 votes
Leyla Stewart 15 votes
Albert Buchholz 13 votes
Raul Robles-Fralie 13 votes

The Board of Directors elects their officers at a subsequent meeting after the Annual Membership Meeting. The new members of the Board selected and voted for the above officers.

From the Desk of the President:

Painting: The painting was started a while ago, and coming to its completion. With the weather not being our friend, I suspect the remaining building and touch up will take to the middle of February 2014. However, the painting contractor might be on site to paint individual lanai's at home owners cost. It looks like the painting is coming out very satisfactory.

Landscaping: Because of the painting schedule being stretched, (weather) the landscaping is starting later than anticipated. However, I'm glad to report that the landscaping initial phase has started. Areas that are to be addressed have been already cleared. Initial plantings will start on or about February 6th, weather permitting. After that landscaping is completed, a generous amount of red mulch will be laid on common areas. The entry island will undergo substantial renovation later.

Pool Renovation: Pool renovation was voted on at the last Board of Directors, Jan. 15th, 2014. The board elected to go forward with The Pool Works as the contractor. However, I had a number of unanswered questions, and met with Pool Works last Tuesday. All concerns were addressed satisfactory. We managed to get a discount on the cost. The contract was signed by me and delivered to Management & Associates, as they will be responsible for the task. Because of Pool Works back log, Jack Pink will see if we can get started before the end of March.

Paving: We superficially discussed the paving quotes at the last meeting. We will have enough funds for paving later this year. It was agreed to do some research. Initial quotes were as high as \$10K out. I invited David Mitchell, field rep for PLS and Frank Stritar, St. Andrews condo owner, and experienced in Black Top installation, for a question and answer secession, on Jan 28th. All our questions have been answered except cost in his work. PLS's quote was very comprehensive line by line. Other quotes were very vague. I will prepare a "Request for Best and Final Quotation" spelling out line by line item, so all competitors will quote the same. I will ask Kim Hayes to requote. After all parties respond, I believe we will have enough information to make an informed selection.

Rear Lanai Rectangular Structural Steel Support Repair: V.A. Curtis Associates' investigation takes in account for a specific damage and repair of single unit. It does not take in consideration of other type and extent of damage to supports. I will review all the units listed in Mr. Bucholtz presentation. If corrosion is same, we will make repairs accordingly. All damages will be addressed, unit by unit.

From the Desk of the Treasurer:

AUDIT: The audit requirement for St. Andrews will be conducted for the year of 2013. The vote of the majority of members present and by proxy at the Annual Membership Meeting voted not to waive the audit. Of 40 members attending 24 members voted for an audit to be conducted.

The fee for the audit requirement for St. Andrews will be \$3,000-\$4,000 which calculates to \$50-\$60 per unit owner. The Board is happy for this documentation to show that accusations by certain prior Board members are mistaken. An audit will show no evidence of personal expenditures in this detailed account of our financial statements.

The Board inspects the financial reports that are distributed each month to each Board member for discussion at meetings. M&A keeps meticulous accounting records. We are confident that no irregularities will surface. The next audit is required to be scheduled in 3 years, 2017.

The new year of 2014 will bring in many of the decisions for work items that could not be accomplished in 2013. The new Board of Directors is excited to announce the anticipated plans.

- Painting by The Daily Group was a fine job done without owner inconvenience. There was no assessment for the cost. The painting is scheduled every 7 years and is covered by the Reserve Fund for Painting.
- Landscaping upgrades and spreading of mulch will begin as soon as the painting is completed. It is covered in our budget.
- The Pool renovation will be covered completely by the Reserve Fund. There will be no assessment for that cost. The work will be started in the middle of March, and will take approximately 4-6 weeks of pool closure.
- Paving of the roads, hopefully, will be done this year. Not just top coating, but new paving. That cost also will be covered by the Reserve Fund. There will be no assessment. We are badly in need of complete resurfacing. The GPS tracking system directs vehicles through St. Andrews as a short cut. Big trucks have created large pot holes and have damaged the cement storm drains. "No trucks" signs at the entrance have not discouraged them.

BUDGET: Each year our Property Manager presents a conservative budget utilizing prior expenses and future percentage escalation of expenses. It is presented to the Board for further study and decisions.

All five Board members participated in a budget workshop October, 2013. We studied all line items and gave our individual recommendations discussing each item thoroughly. We came up with a reduction of the maintenance fee, but would always like to make it lower like Home Owners Associations (HOAs) whose members pay for their own insurance, cable and pest control - big items in our budget. The budget was issued to all members by mail with the Annual Membership Meeting notice. It is also available on our website www.st-andrewselw.com. The budget illustrates all expenses necessary to operate a condominium. Condominiums share all costs.

Several items cannot be changed by the Board:

Insurance Flood insurance's fee is declared by FEMA. We are in an "X" zone and will not know of any increase until 2015. Citizens Insurance was the only company who offered a condominium general insurance policy to St. Andrews. It is costly as it covers complete rebuilding if hit by hurricane estimated at \$11 million, along with other minor coverage.

Utilities: Includes water, sewer and electricity which are non-negotiable

Cable: The cost for cable is a bulk rate for the total 66 units. There is no ability to cancel one unit's cost for cable. It is the whole association or none. This amounts to about \$25 per unit added to your maintenance fee. Cancellation can only be achieved by a 75% membership vote.

East Lake Woodlands Community Assoc. (ELWCA): The fee of \$40 for each unit was always added to your maintenance fee. There was a legal problem which ELWCA was faced with making it necessary to bill each owner in ELW \$40 per month (\$480 per yr.) That would be two bills for each owner, ELWCA and St. Andrews.

The collection costs for ELWCA would escalate, so a compromise was reached. We negotiated a 5 year contract to pay the fee monthly again as we have done for the past 28 years. The \$40 per month anticipated reduction of our fees was withdrawn. Budget line item 8011-000.

Reserves (or Replacement) Funds: Basically this is the estimated replacement cost divided by the estimated number of years to replace (with interest earned offsetting inflation) for capital items requiring replacement in future years. The State of Florida mandates 3 Reserve Funds: Roof Replacement, Paving and Painting of Buildings. If the formula is adhered to there should be no assessments for these major items at time of replacement. Any other item with a base price of more than \$10,000 must also be included in the Reserve Funds: Gutters, Pool, Wood, Carpet and Water Softeners. These items gather funds through the years. The exact replacement date is not established as the exact life is unknown and the cost at current market value is also unknown. The Reserve Funds can be reduced or changed, but only with the consent of a majority of the members present or by proxy at a Members Meeting. Approximately 10% of your maintenance fee is allocated to Reserve Funds.

The above non-negotiable expenses leave just the following to be discussed and agreed upon for Board action:

- (1) Administrative management covers extra costs for mailings, coupons, research, copies etc. not included in contract.
- (2) Pest control is addressed on each complaint of control needed. No contract.
- (3) (4) (5) Pool maintenance, Refuse removal, and Water softeners operate by contract and can only be addressed when contract expires or if the Board considers non-performance of duty.
- (6) Grounds are also a contract, but extra costs arise when control of other Grounds issues come up such as: trees, mulch, plants, palmetto beds cleared, sod etc.

M&A takes care of our day-to-day management. The Board addresses unusual situations that M&A needs permission for and for large expenditure approval. Some owner complaints need Board consideration. Many meetings are not needed especially in summer months.

Important Information:

Other issues, mostly financial, that occurred in 2013 for your information:

Gutter Repairs: Gutter extensions were used as many of the underground drains were obstructed by debris including roots, leaves, pine needles and general roof litter. A close look will be done on a building to building basis. \$200-\$500 per building.

Pool issues - purchase of furniture (small tables) and installation of a new lock to replace damaged lock. Welding was needed to close large gaps in fence to discourage small hands from opening the lock by reaching inside the gate. \$775.20

Water softeners - 2 tanks were reconditioned \$2,047.63. New contract with Culligan reduced costs of tank recondition and monthly salt delivery for soft water.

Queen Palms behind the pool were taken down as they had developed a fungus infection.

Dead trees behind 10/20 Austin Place were taken down. Bore Beetle damage. A tree toppled due to storm winds at St. Andrews Place. Dead tree removed from Shamrock Place. \$2,260

Liens: Just one delinquent unit owner remains. Foreclosure of 120 Lindsay Lane. This maintenance fee not received is shared by all owners. \$5,700 for 2013 (\$11,702 for all years).

Bee removal and Bats - An unusually high cost for the removal of bats has occurred in many buildings.. Bees are a common nuisance, and large hives were costly removals. \$2,235 for 2013

Prior to painting the buildings many repairs to the masonry surfaces were necessary as well as many wood repairs needed as painters discovered areas of wood rot while painting. Approx. \$10,000.

Alteration Applications: Any alteration that involves the outside of your unit needs approval by the Board. Usually just to comply with colors and material, but some will need a County Building Code permit. Replacing doors, windows, screens, enclosing lanais, etc.

Important Reach Numbers:

1) Management Company:

Management and Associates
720 Brooker Creek Blvd. #206
Oldsmar, Florida 34677
813-433-2000 (general number)

2) Property Manager:

Kim Hayes, LCAM
813-433-2019
khayes@mgmt-assoc.com

3) Bookkeeper:

Jan Blantz
813-433-2005
jblantz@mgmt-assoc.com

4) Service Coordinator:

Rick Limbert
813-433-2005
rlimbert@mgmt-assoc.com

Currently For Sale:

10 Shamrock Way - \$110,000

40 Shamrock Way - \$129,900

50 Austin Place - \$119,500

The Next Issue of our Newsletter

This issue was packed with financial issues, but it is important to know what your maintenance fees are covering. This Board wants transparency in all policies, procedures and financial issues. Our website provided by M&A is a big step in this direction. This Newsletter is published there.

www.st-andrewselw.com

The next issue of our Newsletter is due out in Spring/Summer 2014, please let us know if there is anything you want included or discussed in the next issue. Contact our property manager, Kim Hayes.