

**AVERY PARK HOMEOWNER'S ASSOCIATION
BOARD OF DIRECTOR'S SPECIAL BUDGET MEETING MINUTES**

Saturday, February 11, 2023

Wedgewood Tennis Villas, 1401 Forest Hills Drive

Winter Springs, FL 32708

And via Zoom

President Christina Higley called the meeting to order at 9:31am.

ATTENDANCE

Directors:

- Christina Higley, Danny Kavanaugh, Lara Mangiarelli, Josh Hogan, Michele Marino

Top Notch:

- Marilyn Vince, Ashely Roghelia, Erin Pollock

Community Members:

Bruno Mangiarelli
Tony & Rebekah Dossett
Demetra & Justin Nescott
Devon & Brett Galloway
Cheryl & Mark Chapman
Nancy & Cleve O'Neil
Mark Erickson
Ralph Waterhouse
Greta Olson
Scott Meister
Bill Rinaldi

Via Zoom:

Kristin Hogan
Linda Timmons
Heather Miller
Debra McClosky
Chiara Coradetti

The budget for 2023 was reviewed line by line based on Reserve Study and 2022 spending and the following was discussed:

- Decision to move Savings Reserves into Streets/Alleys and Sidewalks Reserves to bolster deficit in this area considering extensive repairs planned.
- Decision to supplement Playground Reserves from the General Reserves line item to allow for purchase of replacement playground equipment in 2023.
- Discussion on engaging a new lawn maintenance vendor with more landscape experience that also would include irrigation repairs, minimal tree trimming, replanting front entrance and re-landscaping areas around the pool. Increase cost would be partially covered through eliminating current use of Massey for irrigation and reducing other landscape maintenance thought use of one vendor.
- Cease funding General Reserves account and reallocate these funds to other line items that are underfunded. Focus reallocation of funds on accomplishing improvements such as new playground equipment, refreshed landscaping, repainting Cabana, Clock Tower, and Entrance Piers, etc.
- Discussion on securing a loan large enough to cover the needed drainage pipe repairs, Park Lake alley widening and road resurfacing for the community. Further discussion on assessments to cover the shortfall on these projects to be addressed at the February

monthly board meeting. TN advised that Valley National Bank offers a HOA loan with no prepayment penalty.

Motion:

Christina Higley moved to adopt an Amended 2023 Budget and to increase the Annual Assessment to \$1,806, payable quarterly, to properly fund the 2023 Budget, as amended. The Motion was seconded by Michele Marino. The Motion passed by unanimous vote.

ADJOURNMENT: With no further business pertaining to the budget, a motion to adjourn the meeting was made at 12:22pm by Christina Higley, seconded by Lara Mangiarelli.

Respectfully Submitted,

Lara Mangiarelli, Secretary