

Falcon Pointe

**QUARTERLY** **BOARD OF DIRECTORS MEETING 4th QUARTER 2024**

**Wednesday October 23, 2024, 7 p.m., Carrier Residence- 3885 Shadowind Way**

Board Members in attendance: Elmer Carrier, President, Pam Young, Steve Rivera,

Officers in attendance: Karen Duff, Treasurer; Stephanie Glazier, Secretary.

Homeowners in Attendance: Robert Higginbotham

Meeting called to order: 7:02

Gregory Gonzalez arrived at 7:06

1. Homeowner Questions or Comments
2. Falcon Pointe Property Update

* Lot 86, 3914 Shadowind Way on the market

1. Semi-Annual Assessments & Other Fees

* All collected.

1. ARC

* No ARC approvals this month

7. Community Maintenance:

* Front gate maintenance being completed.
* Landscaper costs approximately $3000 for clean up after hurricane damage
* ***Elmer proposed paying $15 hour of labor for neighbors or others/friends to complete landscaping assistance***. ***Vote approved unanimously pending consult with attorney regarding liability concerns.***
* Update on Hemple Ave. landscape damage by Pike Electrical. Hurricane has delayed progress. Elmer to check back with them now that ample time has passed since storm.
* ***Elmer proposed paying Maria Velez $150 to reimburse for fixing north perimeter fence after hurricane damage. Vote approved unanimously.***
* Will offer residents in the area of fence if they would like to keep their current fence, replace fence or not replace and use block fence put up by developer behind area
* Elmer to check with insurance company about getting coverage for damages from HOA insurance

8. Committee Updates: Event Committee- budget remaining is approximately $1800 + $325 cash from credit card points for gift card prizes

* Halloween event at Ballinore Circle starting at 6pm.
* Holiday Party – December 14, 2024, 5:30 p.m., Olin to be Santa, Food choices to be determined

9. Review of 2024 budget/budget for 2025

* Karen Duff reviewed budgets and changes (see attached- 2024 Profit & Loss Budget vs. Actual, 2025 Budget, Reserve Funds and Assessment)
* Reviewed 2024 Profit & Loss Budget vs. Actual; Cost saved by not moving north perimeter fence was used to pay hurricane and storm damages. Costs for front gate damages higher than budget expectations (Elmer reviewed damages to gates/electrical system from lightning storm and costs recovered from insurance), water bill high (new trees planted may contribute to higher cost)
* Reviewed 2025 Budget – **Elmer proposed adding $500 payment per year for gas and mileage reimbursement for homeowners doing jobs for community (i.e. treasurer, entertainment committee members, etc**…), **Vote approved unanimously.** $500 per year to be added for paying homeowners for landscape maintenance labor per vote in section 7), homeowners to receive discount if they pay by cash/check for 2025 dues. Discussed and agreed upon upcoming expenses (see attached 2025 Budget, Reserve Funds and Assessment)
* ***Board unanimously approved 2025 Budget***

10. New Items- discussed moving road fund to CD to increase profitability. Board members to look at bank CD rates in the area to find best option.

Meeting adjourned at 8:22