

Pickett Downs Phase IV (PDPIV) Annual Budget Meeting Minutes

Meeting Date: 11.18.23

The annual Budget meeting with the Board of Directors was hosted on "Track C" by the pond in Pickett Downs Phase IV Warner Dr, Chuluota FL @ 9:00AM on 11.18.23. Meeting notice announcement were sent via mail on 10.03.23 (to include proposed 2024 budget and dues increase proxy) and notice was posted on the community bulletin board at the entrance of PDPIV 48 hours prior to the meeting.

Meeting was called to order by Joe Sala (Vice President) at 9:06. In attendance from the Board of Directors where: Gordon Hunt & Greg Wheeler. A sign in sheet captured the participants in attendance.

Business discussed included: (A) the 2024 proposed budget with a \$3,471 annual increase in insurance expenses; (B) proposed dues increase by 10%; (C) estimated cost to pave (no curbing) all roads in PDPIV; (D) ditches in need of repair; (E) the establishment of a separate road fund; (F) changes to PDPIV Covenants and Restrictions to allow for chickens; (G) deed restrictions for lot on corner of Wassum and Warner; (H) letter to remind all homeowners Covenants and Restriction violations suggesting our community self monitor any violations; (I) speeding throughout the neighborhood - consider options such as speed bumps.

The proposed 2024 budget was presented by Gordon Hunt. Account balance was reviewed and no outstanding invoices were identified / all vendors have been paid. Joe Sala moved to approve the budget, Gordon Hunt seconded the motion. The PDPIV 2024 budget was approved.

New Business: (A) the board received fifty-one (51) proxies in response to proposed 2024 dues increase of \$39, from \$399 to \$438 annually, per By Laws (no more than 10% increase by a majority vote). Forty-seven (47) votes in favor / four (4) against. Majority of 89 lots needed to approve is 45. Proposed due increase has been approved. (B) changes to the Covenants and Restrictions to allow for chickens under the livestock and animals clause (Section 5) will require a 2/3 vote to approve (60 lots). Neighbors will be walking the community with a written consent form to

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propose amendment to the declaration of Covenants, condition and restrictions for PDPIV asking for homeowner approval. (C) Certified letters will be sent out to two lots that have not been compliant with lawn maintenance and drainage management per the PHPIV Covenants and Restriction and will be billed for upkeep if not taken care of within 30 days.

Next PDPIV HOA Board Meeting is scheduled for **12.06.23** 6:30 @ 2781 Wassum Trail, Chuluota FL.