

SPRINGDALE LAKES “D” ASSOCIATION, INC.

BUDGET MEETING

Tuesday, December 12, 2017

6:30 PM

Brock Property Management

12444 W. Atlantic Blvd ~ Coral Springs, FL 33071

AGENDA

1. Call to order
2. Roll Call
3. Dispose of the minutes
4. Business
 - a. Vote on 2018 Reserves
 - b. Vote on the 2018 budget
 - c. Open Forum – Resident Concerns
5. Adjournment

PLEASE RETURN THE ENCLOSED RESERVE BALLOT TO BROCK PROPERTY MANAGEMENT PRIOR TO THE MEETING ON THE 12TH. YOU CAN EMAIL IT TO BROCK@BROCKPM.COM, FAX IT TO 954-340-8541 OR BRING IT TO THE MEETING. THANK YOU.

Springdale Lakes D Condo. Assn

Proposed 2018 Budget

Account	Description	Actual 11/2017	Yearly Budget 2017	Yearly Budget 2018
INCOME:				
06310	Assessment Income	248,824.00	271,422.94	272,222.94
06340	Late Fee Income	2,003.95	0.00	0.00
06350	Legal Fees Reimbursement	5,324.32	0.00	0.00
06360	Misc. Owner Income	185.00	0.00	0.00
06370	Screening Fee	0.00	400.00	0.00
06380	Owner Admin. Fees Income	20.00	0.00	0.00
06390	Owner Interest Income	469.80	0.00	0.00
06910	Interest Income	265.99	0.00	0.00
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	Subtotal Income	257,093.06	271,822.94	272,222.94
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EXPENSES				
General & Administrative				
07010	Management Fees	7,150.00	10,650.00	9,500.00
07011	Master Association Fees	91,522.50	95,000.00	99,570.00
07012	State Condo Fees	0.00	284.00	284.00
07013	Annual Corporate Report	0.00	62.00	62.00
07020	Accounting Fees	2,000.00	350.00	2,000.00
07021	Licenses & Fees	0.00	400.00	0.00
07160	Legal Fees	11,687.50	1,500.00	8,000.00
07250	Bank Charges	49.00	0.00	0.00
07280	Insurance	45,034.39	60,000.00	50,000.00
07321	Office Expense	1,182.73	2,700.00	2,000.00
07450	Other Taxes & Fees	61.25	0.00	0.00
07990	Bad Debt Expense	0.00	8,000.00	5,000.00
07991	Valley Loan (Note)	10,000.27	26,000.00	15,000.00
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	General & Administrative	168,687.64	204,946.00	191,416.00
<hr/>				
Community Room/Building				
08319	Plumbing Repairs	0.00	500.00	500.00
08320	Building Repairs	59,298.18	3,000.00	16,530.00
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	Community Room/Building	59,298.18	3,500.00	17,030.00
<hr/>				
Maintenance				
09201	Supplies	1,243.22	400.00	1500.00
09202	Miscellaneous	8,285.85	6,000.00	4,000.00
<hr/>				
	Maintenance	9,529.07	6,400.00	5,500.00
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Contract Services				
09751	Pest Control	0.00	1,500.00	0.00
09752	Lawn & Tree Maint	3,100.00	1,200.00	4,000.00
<hr/>				
	Contract Services	3,100.00	2,700.00	4,000.00
<hr/>				
Reserve Contributions				
09900	RESERVES:	49,753.88	54,276.94	54,276.94
<hr/>				
	Reserve Contributions	49,753.88	54,276.94	54,276.94
<hr/>				
	TOTAL EXPENSES	290,368.77	271,822.94	272,222.94
<hr/>				
	Current Year Net Income/(los)	(33,275.71)	0.00	0.00

No Increase in 2018

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

1. *Vote on whether to waive the requirement to have reserves:*

- ☒ Partial funding of the reserves as budgeted
☐ No funding of the reserve

2. *Vote on whether to reduce the requirement of the specific financial reporting from the statutory minimum:*

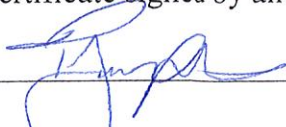
☐ FOR ☒ AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 12 day of December, 2017.

Unit 4712

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.



Sandra Joseph

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

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☐ FOR

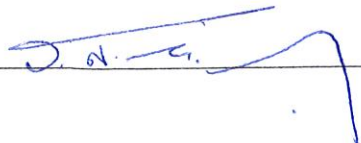
☒ AGAINST

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Dated this 12 day of DEC, 2017

Unit 4717

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.



BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

1. *Vote on whether to waive the requirement to have reserves:*



Partial funding of the reserves as budgeted



No funding of the reserve

2. *Vote on whether to reduce the requirement of the specific financial reporting from the statutory minimum:*



FOR



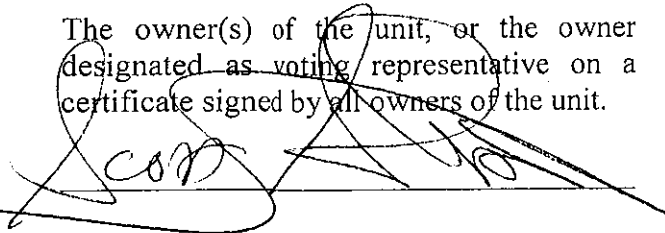
AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 12 day of December, 2017

Unit 1801 (4802)

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.



BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

1. *Vote on whether to waive the requirement to have reserves:*

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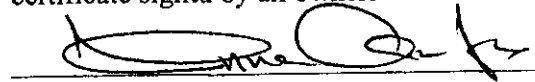
☒ AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 11 day of DECEMBER, 2017

Unit 1802

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.



BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

1. *Vote on whether to waive the requirement to have reserves:*



Partial funding of the reserves as budgeted



No funding of the reserve

2. *Vote on whether to reduce the requirement of the specific financial reporting from the statutory minimum:*



FOR



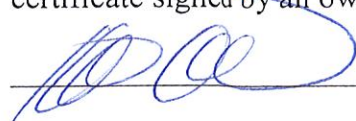
AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 12 day of December, 2017.

Unit 4721

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.



BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

Vote on whether to waive the requirement to have reserves:



Partial funding of the reserves as budgeted



No funding of the reserve

Vote on whether to reduce the requirement of the specific financial
provisions of the governing documents.



FOR



AGAINST

WAIVING OF RESERVES IN WHOLE OR IN PART, OR ALLOWING
UNREASONABLE USES OF EXISTING RESERVES MAY RESULT IN UNIT
OWNERS' LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL
EXPENSES INCLUDING THOSE ITEMS.

DATE OF MEETING: DECEMBER 11, 2017

This ballot is to be filled out by the owner
designated as voting representative on a
certificate signed by all owners of the unit.

PAUL KANTORSKI

Paul Kantorski

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

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RESERVES

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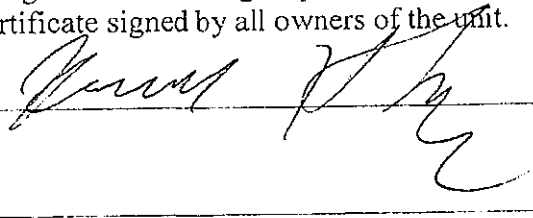
☒ AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 12 day of 9, 2017

Unit 1106

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.



BALLOT**SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.****MEETING OF DECEMBER 11, 2017****RESERVES**

1. *Vote on whether to waive the requirement to have reserves:*

- ☒ Partial funding of the reserves as budgeted
☐ No funding of the reserve

2. *Vote on whether to reduce the requirement of the specific financial reporting from the statutory minimum:*

- ☐ FOR ☒ AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 11 day of December, 2017

Unit 4907

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.

Linda Delatorre

RECEIVED
DEC 11 2017

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

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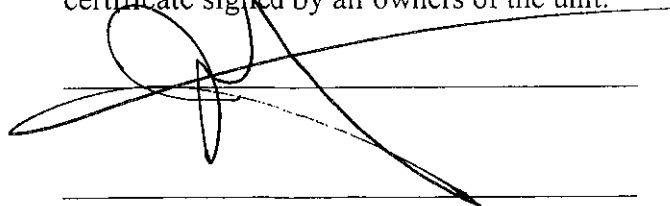
☐ FOR ☒ AGAINST

WAIVING OF RESERVES, IN WHOLE OR IN PART, OR ALLOWING ALTERNATIVE USES OF EXISTING RESERVES MAY RESULT IN UNIT OWNER LIABILITY FOR PAYMENT OF UNANTICIPATED SPECIAL ASSESSMENTS REGARDING THOSE ITEMS.

Dated this 7 day of DECEMBER, 2017.

Unit 4724 (1703)

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.

A large, stylized handwritten signature in black ink, written over three horizontal lines.

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RECEIVED
DEC 11 2017

RESERVES

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Dated this 11 day of DEC, 2017

Unit 1005

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.

Anchovy Pasatoni

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DEC 04 2017

BALLOT

SPECIALTIE LAND EIGEND. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

RESERVES

1. How are reserves to be used? (check one)

☒ For the funding of the reserves as required.

☐ No funding of the reserves.

2. How are reserves to be used? (check one)

☐ For the funding of the reserves as required.

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Reserves of Reserves

11/11/17

The reserves of the association are to be used

for the funding of the reserves as required.

11/11/17

11/11/17

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

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Dated this 14 day of December, 2017

Unit 4733

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.

Leitha S. Dobin

BALLOT

SPRINGDALE LAKE D CONDO. ASSOCIATION, INC.

MEETING OF DECEMBER 11, 2017

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☐ FOR

☒ AGAINST

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Dated this 14 day of Dec, 2017

Unit 4707

The owner(s) of the unit, or the owner designated as voting representative on a certificate signed by all owners of the unit.

Peter Wilkows

[Signature]