



WATERSIDE POINTE HOMEOWNERS ASSOCIATION

NO MEETING JULY 2023

BOARD PACKET

Prepared by:

Beth Yousey

COMMUNITY MANAGER

This management report has been prepared by Sentry Management and is submitted to Waterside Pointe Homeowners Association Board of Directors. If a Board member has any questions regarding the financial statements or any item in this report, please contact Management before the meeting so that any required research may be conducted.



FINANCIAL REPORTS



Financial Summary

Waterside Pointe HOA

June 2023

ASSETS		LIABILITIES	
Cash in Bank - Operating	433,676.94	Payables/Prepays	173,008.18
Cash in Bank - Reserves	844,520.29	Reserves (net)	844,520.29
Maintenance Fees Receivable	31,369.74	Equity	337,659.25
Prepaid	37,381.00		
Deposits	8,239.75		
TOTAL ASSETS	1,355,187.72	TOTAL LIABILITIES	1,355,187.72

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	101,324.84	617,967.90	608,786.46	9,181.44
EXPENSES:				
Townhomes Maintenance	2,502.54	75,751.71	53,729.48	22,022.23
Grounds	20,152.54	167,474.85	183,216.30	(15,741.45)
Pool/Club	12,518.74	87,585.76	107,310.52	(19,724.76)
Utilities	7,113.43	64,850.52	66,150.00	(1,299.48)
Administration	17,507.55	80,132.06	69,703.50	10,428.56
Recreation Area	0.00	0.00	249.98	(249.98)
Reserves	21,404.44	128,426.60	128,426.00	0.60
TOTAL EXPENSES	81,199.24	604,221.50	608,785.78	(4,564.28)
SURPLUS/(DEFICIT)	20,125.60	13,746.40	0.68	13,745.72

COMMENTS:

Missing invoice for Green Valley, cost is 15950.00

Saving funds in Pool and Club area, have to purchase umbrellas

Townhomes are over due to roofs and stucco repairs

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
B A L A N C E S H E E T
June 2023

		OPERATING	RESERVE	ESCROW	TOTAL
CURRENT ASSETS					
1015	PACIFIC WESTERN - CKG/ICS - PRIMARY	433,426.94			433,426.94
1065	PACIFIC WESTERN - MM/ICS - RESERVE		844,520.29		844,520.29
1071	PETTY CASH - BETH YOUSEY	250.00			250.00
1085	PACIFIC WESTERN - CKG/ICS - ESCROW			150.00	150.00
		-----	-----	-----	-----
		433,676.94	844,520.29	150.00	1,278,347.23
ACCOUNTS RECEIVABLE					
1210	ASSESSMENTS	47,568.74			47,568.74
1230	ASSESSMENTS - QRTL STORAGE	1.00			1.00
1240	ASSESSMENTS - MISCELLANEOUS	100.00			100.00
1250	LEGAL FEES	2,400.00			2,400.00
1260	ALLOWANCE FOR DOUBTFUL ACCOUNTS	(18,700.00)			(18,700.00)
		-----	-----	-----	-----
		31,369.74	0.00	0.00	31,369.74
PREPAID ASSETS					
1310	ASSURED PACK INS 1/1/23-24 \$62,171.06	31,085.52			31,085.52
1320	TERMITE BOND 10/28/22-23 \$540.00	180.00			180.00
1321	TERMITE BOND 10/29/22-23 \$503.00	167.68			167.68
1322	TERMITE BOND 11/14/22-23 \$657.00	219.00			219.00
1323	TERMITE BOND 1/30/23-24 \$1,198.00	698.81			698.81
1324	TERMITE BOND 2/24/23-24 \$533.00	355.36			355.36
1325	TERMITE BOND 2/13/23-24 \$519.00	302.75			302.75
1326	TERMITE BOND 5/28/23-24 \$651.00	596.75			596.75
1327	TERMITE BOND 4/28/23-24 \$670.00	558.30			558.30
1328	TERMITE BOND 4/28/23-24 \$737.00	614.20			614.20
1329	TERMITE BOND 5/28/23-24 \$430.00	394.13			394.13
1330	TERMITE BOND 5/1/23-24 \$599.00	499.20			499.20
1331	TERMITE BOND 5/11/23-24 \$295.00	245.80			245.80
1332	TERMITE BOND 6/10/23-24 \$750	687.50			687.50
1340	INCOME TAX	776.00			776.00
		-----	-----	-----	-----
		37,381.00	0.00	0.00	37,381.00
FIXED ASSETS - DEPOSITS					

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
B A L A N C E S H E E T
June 2023

		OPERATING	RESERVE	ESCROW	TOTAL
1710	ELECTRIC	7,042.00			7,042.00
1770	WATER	1,047.75			1,047.75
		-----	-----	-----	-----
		8,089.75	0.00	0.00	8,089.75
		-----	-----	-----	-----
	TOTAL ASSETS	510,517.43	844,520.29	150.00	1,355,187.72
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WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
B A L A N C E S H E E T
June 2023

	OPERATING	RESERVE	ESCROW	TOTAL
CURRENT LIABILITIES				
2010 ACCOUNTS PAYABLE	11,680.63			11,680.63
2019 HOMEOWNER REFUNDS	496.65			496.65
2114 PARKING/STORAGE DEPOSIT	600.00			600.00
2120 FIRST FINANCE1 1/2023 \$53,843.80 (10)	16,153.14			16,153.14
2130 PREPAID ASSESSMENTS	143,342.76			143,342.76
2132 PREPAID ASSMNTS - QRTL Y STORAGE	585.00			585.00
2190 ESCROW DEPOSIT			150.00	150.00
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	172,858.18	0.00	150.00	173,008.18
RESTRICTED EQUITY - RESERVES				
2201 RESERVES - WATERSLIDE TOWER		34,340.97		34,340.97
2207 RESERVES - TOWNHOMES		635.55		635.55
2210 RESERVES - ROOFS/TOWNHOMES		172,013.21		172,013.21
2215 RESERVES - INTEREST		7,329.20		7,329.20
2224 RESERVES - GUARD HOUSE		11,561.33		11,561.33
2228 RESERVES - ALLEYWAYS/TOWNHOMES		46,768.15		46,768.15
2230 RESERVES - PAINT/TOWNHOMES		111,660.56		111,660.56
2251 RESERVES - RV/BOAT STORAGE/RAMP		12,668.32		12,668.32
2252 RESERVES - STREETS/SIDEWALKS/PAVERS		348,627.05		348,627.05
2290 RESERVES - POOL		54,934.82		54,934.82
2300 RESERVES - LANDSCAPING		12,500.02		12,500.02
2301 RESERVES - CANAL		3,000.00		3,000.00
2335 RESERVES - ENTRANCE GATES		(4,893.17)		(4,893.17)
2360 RESERVES - CONTINGENCY		1,233.47		1,233.47
2370 RESERVES - WALLS & FENCES		21,711.26		21,711.26
2372 RESERVES - PRESSURE WASHING		15,639.86		15,639.86
2380 RESERVES - CLUBHOUSE FACILITY		113,121.08		113,121.08
2384 RESERVES - PLAYGROUND/FIELD		27,094.64		27,094.64
SPENT FROM RESERVES				
2410 RESERVES - ROOF/TOWNHOMES		(79,996.00)		(79,996.00)
2425 RESERVES - RECREATION FACILITY		(14,700.00)		(14,700.00)
2441 RESERVES - LOBBY FURNITURE/FIXTURES		(26,100.65)		(26,100.65)
2490 RESERVES - POOL		(24,629.38)		(24,629.38)

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
BALANCE SHEET
June 2023

	OPERATING	RESERVE	ESCROW	TOTAL
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	0.00	844,520.29	0.00	844,520.29
OPERATING EQUITY				
2650 PRIOR YEAR SURPLUS (DEFICIT)	323,912.85			323,912.85
2670 CURRENT YEAR SURPLUS (DEFICIT)	13,746.40			13,746.40
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	337,659.25	0.00	0.00	337,659.25
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TOTAL LIABILITIES & EQUITY	510,517.43	844,520.29	150.00	1,355,187.72
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WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
INCOME							
4020 ASSESSMENTS - QUARTERLY	100,589.49	100,589.49	0.00	603,536.92	603,536.92	0.00	1,207,073
4060 LATE CHARGES	405.35	333.25	72.10	7,655.98	1,999.50	5,656.48	3,999
4080 CLOSING FEES*	90.00	0.00	90.00	360.00	0.00	360.00	0
4131 R/V PARKING FEES	0.00	750.00	-750.00	5,220.00	4,500.00	720.00	9,000
4180 CLUBHOUSE USAGE FEES	700.00	125.00	575.00	2,625.00	750.00	1,875.00	1,500
4190 AMENITY ACCESS CARDS	0.00	83.33	- 83.33	130.00	500.02	-370.02	1,000
4191 GATE REMOTE	40.00	83.33	- 43.33	1,440.00	500.02	939.98	1,000
4340 INTEREST - RESERVES	1,224.57	0.00	1,224.57	7,329.20	0.00	7,329.20	0
4350 INTEREST ALLOC TO RESERVES	-1,224.57	0.00	-1,224.57	-7,329.20	0.00	-7,329.20	0
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	-500.00	-500.00	0.00	-3,000.00	-3,000.00	0.00	- 6,000
4970	101,324.84	101,464.40	-139.56	617,967.90	608,786.46	9,181.44	1,217,572
4980 TOTAL INCOME	101,324.84	101,464.40	-139.56	617,967.90	608,786.46	9,181.44	1,217,572
EXPENSES							
GROUNDS MAINTENANCE							
6040 CONTRACTED LAWN SERVICE	0.00	11,413.72	-11,413.72	59,990.00	68,482.28	-8,492.28	136,964
6043 LANDSCAPE RESTORATION/BEDDING PLANTS	2,904.00	1,666.67	1,237.33	5,856.04	9,999.98	-4,143.94	20,000
6060 MULCH	0.00	1,250.00	-1,250.00	0.00	7,500.00	-7,500.00	15,000
6102 COMMUNITY ENHANCEMENTS	5,900.00	500.00	5,400.00	9,650.00	3,000.00	6,650.00	6,000
6118 IRRIGATION MAINTENANCE	0.00	1,666.67	-1,666.67	8,304.08	9,999.98	-1,695.90	20,000

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
6231 PRESSURE CLEANING	0.00	2,083.33	-2,083.33	5,021.38	12,500.02	-7,478.64	25,000
6240 TREE TRIM & REMOVAL	0.00	3,000.00	-3,000.00	27,525.00	18,000.00	9,525.00	36,000
6340 LAKE/WATERWAY MAINTENANCE	9,540.00	6,700.00	2,840.00	38,875.00	40,200.00	-1,325.00	80,400
6361 LIGHTING MAINTENANCE	0.00	150.00	-150.00	0.00	900.00	-900.00	1,800
6553 BACKFLOW CERTIFICATION	0.00	62.50	- 62.50	0.00	375.00	-375.00	750
6570 FOUNTAIN MAINTENANCE	0.00	40.00	- 40.00	0.00	240.00	-240.00	480
6571 WATER TREATMENT	1,700.00	633.33	1,066.67	8,600.00	3,800.02	4,799.98	7,600
6580 REPAIR/MAINTENANCE-GENERAL	108.54	708.33	-599.79	855.10	4,250.02	-3,394.92	8,500
6610 GATE MAINTENANCE CONTRACT	0.00	83.33	- 83.33	1,250.00	500.02	749.98	1,000
6612 GATE MANAGEMENT/PROGRAMMING	0.00	120.00	-120.00	48.55	720.00	-671.45	1,440
6620 GATE TELEPHONE	0.00	249.83	-249.83	1,499.70	1,499.02	0.68	2,998
6660 WALL MAINTENANCE & REPAIRS	0.00	166.67	-166.67	0.00	999.98	-999.98	2,000
6665 STORAGE LOT MAINTENANCE	0.00	41.67	- 41.67	0.00	249.98	-249.98	500
6899	20,152.54	30,536.05	-10,383.51	167,474.85	183,216.30	-15,741.45	366,432
TOWNHOME MAINTENANCE							
6901 GROUNDS MAINTENANCE	0.00	4,750.00	-4,750.00	22,624.00	28,500.00	-5,876.00	57,000
6902 EXTERIOR MAINTENANCE/PRESSURE WASHING	1,325.00	2,055.08	-730.08	48,434.00	12,330.52	36,103.48	24,661
6903 IRRIGATION REPAIRS	0.00	627.92	-627.92	1,910.49	3,767.48	-1,856.99	7,535
6904 LANDSCAPE REPLACEMENT AND MULCH	0.00	725.75	-725.75	0.00	4,354.50	-4,354.50	8,709
6906 TERMITE BOND	1,177.54	796.17	381.37	2,783.22	4,776.98	-1,993.76	9,554
6999	2,502.54	8,954.92	-6,452.38	75,751.71	53,729.48	22,022.23	107,459

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
POOL/CLUBHOUSE EXPENSE							
7040 CONTRACTED POOL SERVICE	1,595.00	1,377.00	218.00	9,570.00	8,262.00	1,308.00	16,524
7043 POOL PERMIT	0.00	29.17	- 29.17	350.00	174.98	175.02	350
7050 CLUBHOUSE CLEANING	1,449.85	1,581.00	-131.15	8,870.30	9,486.00	-615.70	18,972
7082 POOL EQUIPMENT	325.00	500.00	-175.00	1,715.00	3,000.00	-1,285.00	6,000
7083 POOL FURNITURE	431.33	416.67	14.66	431.33	2,499.98	-2,068.65	5,000
7085 HVAC MAINTENANCE CONTRACT	0.00	58.33	- 58.33	0.00	350.02	-350.02	700
7086 POOL SLIDE EXPENSE	0.00	83.33	- 83.33	0.00	500.02	-500.02	1,000
7090 CLUBHOUSE-EQUIP REPAIR	69.33	833.33	-764.00	2,469.46	5,000.02	-2,530.56	10,000
7120 WATER & SEWER	0.00	316.67	-316.67	4,246.43	1,899.98	2,346.45	3,800
7123 TRASH REMOVAL	0.00	45.00	- 45.00	0.00	270.00	-270.00	540
7201 AMENITY MAINTENANCE REPAIR	1,500.00	2,916.67	-1,416.67	2,269.10	17,499.98	-15,230.88	35,000
7211 LOCK & KEYS	508.25	83.33	424.92	3,339.81	500.02	2,839.79	1,000
7240 SIGNS-POOL & CLUBHOUSE	0.00	83.33	- 83.33	0.00	500.02	-500.02	1,000
7254 CLUBHOUSE PROFESSIONAL SERVICE	5,733.86	8,694.58	-2,960.72	50,348.67	52,167.52	-1,818.85	104,335
7262 CLUBHOUSE TELEPHONE	806.12	416.67	389.45	3,315.66	2,499.98	815.68	5,000
7280 CLUBHOUSE EXTERMINATING/BOND	100.00	166.67	- 66.67	660.00	999.98	-339.98	2,000
7342 WATERSLIDE TOWER MAINTENANCE	0.00	83.33	- 83.33	0.00	500.02	-500.02	1,000
7500 FITNESS SERVICE PROGRAM	0.00	33.33	- 33.33	0.00	200.02	-200.02	400
7600 FITNESS EQUIPMENT	0.00	166.67	-166.67	0.00	999.98	-999.98	2,000
7899	12,518.74	17,885.08	-5,366.34	87,585.76	107,310.52	-19,724.76	214,621
UTILITIES							
7910 ELECTRIC	7,101.63	6,000.00	1,101.63	40,533.64	36,000.00	4,533.64	72,000
7913 AMENITIES UTILITIES	0.00	25.00	- 25.00	89.64	150.00	- 60.36	300
7921 IRRIGATION WATER	11.80	4,500.00	-4,488.20	22,232.61	27,000.00	-4,767.39	54,000

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
7970 STREET LIGHTING	0.00	500.00	-500.00	1,994.63	3,000.00	-1,005.37	6,000
7999	7,113.43	11,025.00	-3,911.57	64,850.52	66,150.00	-1,299.48	132,300
ADMINISTRATIVE							
8010 ONSITE MANAGEMENT	7,059.41	0.00	7,059.41	14,118.81	0.00	14,118.81	0
8020 MANAGEMENT FEE	2,700.00	2,700.00	0.00	16,200.00	16,200.00	0.00	32,400
8036 MISC ADMINISTRATIVE EXPENSE	390.00	666.67	-276.67	390.00	3,999.98	-3,609.98	8,000
8040 POSTAGE	353.20	316.67	36.53	1,681.01	1,899.98	-218.97	3,800
8060 COPIES/PRINTING/SUPPLIES	894.55	550.00	344.55	6,449.40	3,300.00	3,149.40	6,600
8080 CPA SERVICES	0.00	350.00	-350.00	4,200.00	2,100.00	2,100.00	4,200
8100 LEGAL EXPENSE - MARTELL & OZIM	-600.00	416.67	-1,016.67	-875.00	2,499.98	-3,374.98	5,000
8102 SPECIAL LEGAL EXPENSE-BECKER & POLIAKOFF	584.94	208.33	376.61	584.94	1,250.02	-665.08	2,500
8103 LEGAL EXPENSE - DNH	0.00	0.00	0.00	1,200.00	0.00	1,200.00	0
8104 LEGAL EXPENSE MISCELLANEOUS	0.00	583.33	-583.33	1,886.35	3,500.02	-1,613.67	7,000
8120 INSURANCE	5,180.92	5,208.25	- 27.33	30,650.54	31,249.50	-598.96	62,499
8180 INCOME TAX	430.00	7.83	422.17	1,888.00	47.02	1,840.98	94
8230 BANK CHARGES	0.00	16.67	- 16.67	25.00	99.98	- 74.98	200
8300 GROUP INSURANCE	514.53	1.50	513.03	1,550.79	9.00	1,541.79	18
8320 HOLIDAY DECORATIONS	0.00	500.00	-500.00	75.97	3,000.00	-2,924.03	6,000
8322 SPECIAL EVENTS	0.00	83.33	- 83.33	0.00	500.02	-500.02	1,000
8390 FED/STATE REQUIRED CORP REPORT FILINGS	0.00	8.00	- 8.00	106.25	48.00	58.25	96
8479	17,507.55	11,617.25	5,890.30	80,132.06	69,703.50	10,428.56	139,407

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
RECREATION							
8515 LOCKS/KEYS	0.00	41.67	- 41.67	0.00	249.98	-249.98	500
8799	0.00	41.67	- 41.67	0.00	249.98	-249.98	500
BUDGETED TRANSFERS TO RESERVE FUND							
9101 WATERSLIDE TOWER	2,588.39	2,588.39	0.00	15,530.30	15,530.30	0.00	31,060
9110 ROOFS - TOWNHOMES	2,243.97	2,243.97	0.00	13,463.86	13,463.86	0.00	26,927
9124 GUARD HOUSE	125.00	125.00	0.00	750.00	750.00	0.00	1,500
9128 ALLEYSWAYS - TOWNHOMES	458.33	458.33	0.00	2,750.02	2,750.02	0.00	5,500
9130 PAINT - TOWNHOMES	2,031.36	2,031.36	0.00	12,188.16	12,188.16	0.00	24,376
9151 RV/BOAT STORAGE/RAMP	83.33	83.33	0.00	500.02	500.02	0.00	1,000
9152 STREETS/SIDEWALKS/PAVERS	6,979.67	6,979.67	0.00	41,877.98	41,877.98	0.00	83,756
9190 POOL	1,903.92	1,903.92	0.00	11,423.48	11,423.48	0.00	22,847
9200 LANDSCAPING	2,083.33	2,083.33	0.00	12,500.02	12,500.02	0.00	25,000
9201 CANAL AND LAKES	500.00	500.00	0.00	3,000.00	3,000.00	0.00	6,000
9235 ENTRANCE GATES	314.72	314.72	0.00	1,888.28	1,888.28	0.00	3,776
9270 WALLS & FENCES	416.67	416.67	0.00	2,499.98	2,499.98	0.00	5,000
9280 CLUBHOUSE FACILITY	1,416.67	1,416.67	0.00	8,499.98	8,499.98	0.00	17,000
9284 PLAYGROUND/FIELD	259.08	259.08	0.00	1,554.52	1,554.52	0.00	3,109
9299	21,404.44	21,404.44	0.00	128,426.60	128,426.60	0.00	256,853
9980 TOTAL EXPENSES	81,199.24	101,464.41	-20,265.17	604,221.50	608,786.38	-4,564.88	1,217,572

WATERSIDE POINTE HOMEOWNERS ASSOCIATION INC
REVENUE & EXPENSE BUDGET COMPARISON REPORT
JUNE 2023

	CURRENT PERIOD	MONTHLY BUDGET	MONTHLY VARIANCE	6 MONTH PERIOD	Y-T-D BUDGET	Y-T-D VARIANCE	ANNUAL BUDGET
9990 GAIN (LOSS)	20,125.60	(0.01)	(20,125.61)	13,746.40	0.08	(13,746.32)	0



Manager's Report

MANAGER'S REPORT

Completed Actions

Sent out email blasts and Facebook message for paving and resealing project

Ordered signs for paving project

Sent out three bid request for stucco and paint repair for townhomes.

Received bid for painting the inside of the clubhouse.

Community Site Visits

Nick is currently working on spray for weeds and grass along the phase one roads. I continue to see driveways with weeds, houses that need to be pressure wash, also sidewalks, driveways that need to be cleaned.

Need send out email to the community about trash cans being stored outside. Many homes do not have screens in front of cans.

Toured property on 6.20.23

General theme of violations were pressuring washing for houses, sidewalks and driveway. Also crack weeds in driveway, and road gutters. Numerous houses are storing trash cans on the side of homes without screen or bushes (hiding them from the road).

Parking continues to be an issue.

Tour property- sent out violations to 232 Blue Cypress for ARC violation, 591 violation on landscaping.

4 need tenants and owners came in office to get access to community.

Help realtor get one day code for open hour less then a days notice.

sent a repair request for light at 534 Waterside Pointe Drive, Nick is putting out caution tape.

Changed days off due to needing coverage at the property over the holiday.

Put out a safety reminder about fireworks.

July 3,

Sent email to Green Valley about issue I wanted addressed

Still no flowers at the entrance

Crew is not removing suckers from tree long the road.

Long grass section on the back canal has not been mowed last week.

Pool deck area and surrounding buildings need landscaping trimmed, and detail work completed.

Spray for weeds along the fence across from the town homes. There are weeds in the mulch.

Removal of dead plants/scrubs are not getting done.

The wall that faces 50 is not being detailed. Please take a look.

No update on the large irrigation leak at the end of Peacock, what is the status of the repair. If you sent a repair quote, I missed it and please resend.

Need to mow empty lot next to 503 Blue Cypress. Im not sure if your crew was aware of this section.

I would like to have an email sent to me when the crew will not be here on their regular days of Tuesday-Thursday. I get questions all the time about way the crew is not here on Tuesday. I know it is due to rain delays, however I would like to know your plan on when Waterside Pointe will have a crew here.

Spoke to owner of unit 308 Whitewater Bay Driver about him parking the Truck on the curve. I asked him to move it he did but then wanted other items address since he felt that he was being picked one. Working Budget items/costs

July 4th

Tour property

Issued numerous landscaping violation and trash can issues.

Pool was busy all throughout the day

Contact vendor about gym equipment

7/5

Toured property

Found numerous areas with fireworks debris. Worst place was in the cul-de-sac between 335 and 339 Blue Cypress. I have assigned Nick to clean up area

Contact Pool vendor about black algae, he stated he would take care of it right away.

Youth pushed button for waterslide water, it came on due to the pool tech leaving the breaker on. I turned off breaker, so it does not happen again. Youth was disciplined by parent. The parent also apologized.

The club house is booked for Friday and then again on Saturday. Owner s keys have been programmed.

Had to call another company for the Fountain. I was not getting any response and could not leave a message for Florida Water Features. New Company will be out next week.

July 13, 2023- Observed through camera system 4 individuals in pool after dark. I call Groveland Police Department to have them removed. Individuals left without issue; I did not get a call back from the police.

Architectural Requests

Had to rebuild meeting minutes for December 2022, January 2023 thru April 2023, since chair person computer lost data.

Financial Overview

See the Financial Summary and Reports in the Packet. Additional reports are available in the Board Room.

Items for Information Only

Individuals who have been chosen for the budget committee

Wendy Ford: 407-383-0012- 511 Juniper Springs. Erica Wiggins- 407-230-3524- 1014 Marathon Key Way

Jeannette Garcia- 646-773-1588-209 Blue Cypress Shane Oehling- 407-494-2597- 539 Juniper Springs Valerie Graf- 414-418-6528; 105 Peace River Ct.

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Insurance

Agency Name	Ins. Company Name	Type of Coverage	Start Date	End Date	Premium
Assured Partners	XL Specialty	Property	01/01/2023	01/01/2024	12,300.88
Assured Partners	Westfield Ins.	Umbrella	01/01/2023	01/01/2024	33,527.00
Assured Partners	Hanover Ins.	Crime	01/01/2023	01/01/2024	1,632.00
Assured Partners	Philadelphia	D & O	01/01/2023	01/01/2024	5,379.00
Assured Partners	Massachusetts Bay	WC	01/01/2023	01/01/2024	599.00
Assured Partners	Indian Harbor	Pollution	01/01/2023	01/01/2024	586.00
Assured Partners	Atlantic Mutual	Legal Defense	01/01/2023	01/01/2024	3,156.00
In					

Board of Directors

Director	Position	Year Elected Appointed	Term	Seat Exp.
Scott Harwood	President	11/01/2022	1 year	11/01/2023
Ralph Bergeron	Vice-President	11/01/2022	1 year	11/01/2023
Shantel Ocampo	Secretary	11/01/2022	1 year	11/01/2023
Len Palumbo	Treasurer	11/01/2022	1 year	11/01/2023
Bryan LaLone	Director at Large	11/01/2022	1 year	11/01/2023

Month	Item/Contract	Action	Completed?
JAN	Contact Slide Vendors	Called Commercial Recreation Specialist Called Com Pac Filtration (builder of slide) Met with Patrick King from Perfect Settings	Have proposal for new slide Responded back 2/2, recommend to purchase a new slide Walked area with CAM and is putting together proposal for removal and new slide
	Maintenance program for slide	Called, currently due Need to sign contract. Board needs to determine if they want the service	Move to fall, cannot do this spring. Plans are still being worked on for repairs.
	Contact Tree Company for trimming of trees along the roadways	Call Branch Tree Service	Job is completed
	Send letter to Cherry Lake about non-renewal	Same day delivery	Completed by Attorney DHN 1/24/23
	Signs need for Northeast corner-	Board made motion to approve two signs for Blue Cypress Drive between 557 - 561	Completed
	Need to Contact Mike from Green Valley about official start date in March	Need Board to sign contract	Started on March 6 th . Asked to work at townhomes first, then front entrance
	Mulch installation		1/26/23 only round the club house area and main entrance. Still needs mulch around Town Homes
FEB	Clean vegetation on northeast corner of blue cypress drive	Sent email to Modica for cutting vegetation 3/1/23	Due to the issue, we are currently having with erosion I have postpone doing anything until the Association can find a solution behind the Townhomes 3/21/23
	Contact Nico for tree options for center; at second entrance	2/1/23 He is getting a list of trees for the Board to Review	Given several options, please see pictures.
	Need to find company to clean out gutters at club house		Sent 3 email to vendors; have not heard back from of the any companies. I will try others
	Replace bathroom doors that are broken		

	Replace gates at pool that are broken	Schedule to come out on 2/15/23	Repaired
	Need to get Board Approval for Tennis Court and Basketball court	Placed on 2.15.23 Board Meeting.	Approved at Board Meeting. President signed paperwork. Waiting on vendor to give start date. On the schedule of the end of May
	Contact Sentry about help getting loan for Slide	Sent email to Rebecca Danielson on 2/2/2023	Meeting will be via phone on 2/10/23 Sentry will send a recap from phone call. Signed agreement with Matt Gassen HOA Capital/Will be calling at Board Meeting Board received presentation on 3/15/23. Ask vendor to see if the loan could be increase to \$300,000.
	Drainage Pipe near Grassy Keyway	APS is coming out to camera and repair pipe	Feb 8-10; Had to regroup on project Had new Vendor out last week Scott Jorgenson from J&H Waterstop Utilities. I have sent him the notes from the divers and will look at possible options for the repair.
MAR	Removal of problem trees near drainage.	Board Identified 5 trees to be removed. Trim trees along wall at route 50	Work is completed. Completed Completed. I have request vendor to replace damage plants at second entrance.
	Called Mike from new Landscaping company to bring sod to cover tree holes.		Most have been completed 3/3/23, several have been missed. I will have our Maint. Man finish.
	Town Home's Sidewalk	Contacted Eastbrook Const.	Set up a meeting on 3/20/23 to walk area. Walked area with vendor. Vendor has passed on this issue due to not having enough experience with this type of work
	ARC needs new member	Put out message on Facebook asking for a volunteer for the ARC committee	Patricia Barrette has been appointed as new member to the ARC, and was approved by the Board at 3/15/23 meeting

	Drain Maint.	Ask Aquatic Care for bid on clean out drains quarterly	Note 138 drains and 30 Flat drains
	Maintenance	Need more hours for maintenance on property	David Flynn resigned due to the not being able to do more hours per week. Hired new person Nick McNamee for 32-40 hours a week.
APR	Have new flowers planted in front		
	Need to put out letter about the status of slide		
	Irrigation Issue	Jay the manger from Green Valley	Issue have been found, numerous irrigation lines are broken and not working. I have told the company to repair what they find.
	Tree trimming along wall towards route 50	Branch Tree Service	Projected completed on 4/6/23
	Paint Books need updating	Meeting with Kati from Sherwin Williams to have paint books update	Scott and Beth met with Kati from Sherwin Williams 4/12/23
	Lobby refurbishment	Individual from Baers on 4/11/23. Took measurement and will be sending proposal.	Meeting with Baers on Monday for color samples.
	Pool Furniture	Sent out two emails for companies to bid, one declined the work and I have not hear back from the other company.	Received one proposal looking for additional bid. Completed; Items have been ordered; 12 weeks lead time.
	Tennis and Basketball court resurfacing		Sport Surfacing has scheduled work for late May. Completed
	Drainage issue	Have been asked by Ralph to arrange any work to be done after he returns from vacation. Will contact company to let them know to come after May 7 th ,	
JUN	Put out request for Budget Committee volunteers	Completed, will give names to Scott and Len for review.	Wendy Ford: 407-383-0012-511 Juniper Springs. Nicole Sower- 407-810-1535-601 Tiger Bay Court

			Erica Wiggins- 407-230-3524 1014 Marathon Key Way Patrick Harmon – 225 Blue Cypress Jeannette Garica- 646-773-1588 209 Blue Cypress Priscilla Oliver- 607-208-7077 1009 Marathon Key Way Shane Oehling- 407-494-2597 539 Juniper Springs Valerie Graf- 414-418-6528; 105 Peace River Ct.
	Sidewalk behind Town Homes		Completed on Tues 6/13/23
	Paving Projected	Need to put out mass email with map. Will send out weekly reminders	Scheduled- July 18, 2023 Will be completed on Friday 6/23/23
	Need to find Company that can work on drainage issue		
	Send out document to Ryan at DHN for review	Send Club House Reservation contract and New rules for pool Set up conference call with Board Set up Meeting for Town Home owners	Received information back from Attorney, must give 14 day notice on pool rule changes. Still trying to get a day for conference call
JUL	Need to ask Board if they want a phone/ email campaign to get a quorum for Annual Meeting		
	Paving Project		July 18, 19, 20, 21, 28
	Get bid for painting project Installed new umbrellas on pool deck	Completed	
	First Budget Meeting	Scheduled 7/26	Email invite went out on 7/14/23
AUG	Start sending information about annual meeting???		
	Paving Project	Stripping of	

		pavement project	
September	Club House Redo	Have company clean tile Floor Have company paint inside	

		Have furniture Installed Plan an open House for Community.	
OCT	Make sure Annual Meeting notice is sent; min 14 days		
NOV	Annual Meeting		
DEC			