

TO: All Naples Reserves Homeowners
FROM: Heidi Devlin, President Naples Reserve HOA
DATE: November 9, 2023
SUBJECT: President's Report November 2023

The past few months have been very productive months, and I thank the Board, our Committees, and KW for all that we have accomplished. Below are updates on a number of items. As always, do not hesitate to reach out with your comments, questions, or suggestions.

2024 budget approval - On October 25th, the Board voted unanimously to approve the 2024 Budget and we are pleased to announce that the average increase in quarterly HOA fees for 2024 is 4.54%. This is a great accomplishment given some substantial increases with insurance costs, electricity, and irrigation repairs. The Board opted to invest incrementally when we hired our new security company, St. Moritz, to ensure we had a higher level of security and access at the front gate. We also elected to right size the KW team to better meet the needs of our community.

Landscape RFP - On October 25th the Board voted unanimously to award the Landscape Services Contract to BrightView. This decision came after months of interviewing and evaluating proposals from 4 companies. The Landscape Committee quickly narrowed it down to two parties; Crawford and BrightView. Crawford has been a very good partner in caring for our beautiful community. The Landscape Committee and the Board ultimately found BrightView to be better suited to deliver the terms of the new contract. Additional information will be forthcoming as to the transition, including a Town-hall and Meet & Greets with the BrightView team.

Upcoming Vote - We have a very important Special Members Meeting scheduled for December 15th. The Community will be asked to vote on 4 ballot items. Detailed information was sent by Julie Concannon on November 4th. To quickly recap, the 4 items are:

1. New ByLaws - the ByLaws Committee, working closely with the Board and Legal Counsel, has proposed revisions to our ByLaws to better reflect the needs of our Community. Some of the key changes include:
 - Staggered terms for the Board of Directors
 - Updated process for elections and committees
 - Modifications in consideration of current laws and regulations
2. DCCR Article V, paragraph 1. Section p(iv) - is being amended to provide examples of offensive behavior that constitutes a nuisance
3. DCCR Article V, paragraph 1.p.x - is being amended to provide additional clarity and guidance regarding restricted vehicles and vehicle maintenance within our community
4. DCCR Article V, paragraph 2 - is being amended to allow background checks as part of our leasing application process.

We encourage you to read these changes and vote in favor of all. We need everyone to vote. Please remember that we need 75% of all votes cast to approve these changes.

New Investment Accounts with Truist - The Finance Committee has been very proactive and instrumental in recommending an investment policy and accounts to be set up with Truist Bank in order for us to enjoy stronger gains on our Reserve Accounts. Historically these funds have been held in a basic savings account earning minimal interest. The policy includes requirements for safety, stability, appropriate liquidity, and performance of investments. Initial investments will be made in US Treasury Bills and Money Market Funds.

Virtual Guard - our new relationship with St Moritz has allowed us to enjoy 24/7 coverage at the front gate. Initially this was done by having a live guard on duty overnight, but we have now transitioned to a virtual guard. This allows the flexibility for guests and residents to access the community after hours in a safe and secure manner.

Additional Security Measures - The Board recently approved several items to provide additional security for our property. This includes the new cell phone credentialing system which allows only residents and limited family members access our amenities. This functionality will soon be expanding to areas like Match Point.

We have had some issues with trespassing on Greenway which will be addressed by relocating one of the construction fences / gates to a spot further North on Greenway. This is expected to dramatically cut down on unauthorized traffic on this stretch of Greenway.

Additional fencing is also being added to extend the current fence at the gate house. This will make it much harder for people to access the property on foot.

Tiki Upgrades - Exciting changes are arriving soon! All new furniture will arrive in mid-November for the Tiki area. Not only will we have new furniture - we will have lots more seating; 116 dining chairs, 35 dining tables, 52 bar stools and 12 bar tables. We will be able to seat 168 people compared to the 70 we can accommodate today. All of the new furniture is warranted for 10 years. Additional shade will be provided by way of new umbrellas and shade sails.

A new outdoor walk-in refrigerator has been approved and is being installed to improve the cold refrigeration storage for Friscos, our Food and Beverage vendor. Friscos has had to make multiple trips a day to replenish perishable items, and once this project is complete, those trips will be eliminated. Once the walk-in refrigerator is here, Frisco's will be revisiting their menu.

Watercraft Update - Thanks to the Watercraft Committee, we now have all new kayaks to enjoy, a newer safer dock configuration, and a new kayak launch which makes for a much better experience getting in and out of the water. The new Pontoon has been ordered and expected to be delivered before the end of the year.

Upcoming Meetings

As a reminder - here are a few of our upcoming meetings:

- TownHall re: Special Members Meeting and Ballot Items - Wed 11/15/23 at 6:30 pm
- November Board of Directors Meeting - Thursday 11/16/23 at 1 pm
- Town Hall with BrightView - Thursday 12/7/23 at 10 am

- Town Hall with BrightView - Tuesday 12/13/23 at 6 pm
- December Board of Directors Meeting - Thursday 12/14/23 at 1 pm

Thank you all for making Naples Reserve such a wonderful community. As always, the Board welcomes your feedback and suggestions. Please reach out to any of us any time.

Respectfully,

Heidi Devlin
President, Naples Reserve Homeowner Association

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