

MINUTES

Princeton-By-The-Sea Subdivision Improvement Association

Board Meeting

Monday, October 28th, 2024 - 6:30pm

Zoom Meeting arranged by Ken Myers

2024 HOA Board:

Gene Gomes, President; Michael Utz, Vice President; Sara Neale MacGregor, Secretary; Ken Myers, IT; Doug Hall, Treasurer; Larry Gray, Parks; Marika Holmgren, Community Engagement; Carol Fields, Welcome Wagon

Welcome:

Meeting called to order - Time called to order @ 6:35 & Roll Call

Attendees: Ken, Sara, Marika, Larry, Carol, Mike, Doug, Desiree, Berni, Bonnie

Committee Updates:

- 1) Secretary report
 - Insurance renewals submitted
- 2) Treasurer's report
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- 3) Parks
 - Landscaper - complained about no payment
 - Doug has cut payment. 1 check was returned due to improper address.
 - Plan to bring back the gopher control in the new year.
- 4) IT
 - Caught up with Go Daddy billing submitted for reimbursement.
 - 1 bill from google to submit yet.
- 5) Community Engagement
 - Halloween Decorating contest Thursday night.
 - This year folks will submit their homes for the contest via email.
 - Judging on Sunday via email.
- 6) Welcome Wagon
 - 100 & 155 Harbour Dr sold
 - Sara will send Carol the contact info
- 7) Compliance & Legal Counsel Update
 - none

Agenda Items:

- 1) 2025 Dues discussion
 - a) We are outspending the amount we bring in by approx. \$8,000.
 - i) In 2024 we expect to bring in \$28,375 in annual dues paid for by the 227 homes in PBTS
 - ii) In 2024 we are budgeted to spend \$36,555. With a number of known costs (i.e. insurance) already higher than their estimate.

- b) As per the HOA CCR's annual dues can increase by a maximum of 20%.
- c) Discussion to increase dues to \$150 from \$125 in order to close the gap between dues collected and annual spend..
 - i) Insurance costs have gone up year-after-year.
 - ii) The park has incurred extra unbudgeted expenses - basketball hoop replaced, new mulch, etc.
 - iii) The annual cost of all things has increased - park maintenance primarily.
- d) Sara motions to increase dues from \$150 to \$125.
 - i) Marika Seconds
 - (1) All vote in favor.
 - (2) Motion passed.
- e) Sara to update the annual letter explaining the increase in dues.

New Business:

- Mike has pruned back the bushes at the entrance to increase visibility at the stop sign of Sonora & Coral Reef Ave.
- Ken has removed 3 political signs from the front entrance way as per our by-laws.
- Bonnie raised a concern: on Bridgeport there are many cars parked between Palm Beach & Coral Reef Ave - what is the HOA policy on that?
 - Ken: Sheriff has the authority to enforce, HOA doesn't enforce street parking.
 - Bonnie was told by the Sheriff that if there is an HOA in the neighborhood, the Sheriff can't do anything about it.
 - This doesn't seem accurate as our HOA does not maintain or enforce street/parking issues. The street follows the local public parking laws.
 - Larry will look into it and find the code for reference for the Sheriff.
 - Idea to share the "Good Neighbor" letter to remind folks of CCNRs.

NEXT MEETING DATE: Monday, December 2nd - 6:30pm

MEETING ADJOURNED: at 7:09pm