

# Centra Falls Homeowners Association, Inc.

1800 NW 124<sup>TH</sup> TERRACE ♦ PEMBROKE PINES, FLORIDA 33028

CentraFallsHOA.com

December 1, 2025

RE: Notice of Annual Meeting  
Notice of Settlement  
**DUES REDUCTION** and 2026 Budget

Dear Neighbors,

The Board of Directors is proud to announce that the Association has reached a settlement in its Chapter 558 Action against vendors and those responsible for some defective workmanship in the common elements of the Association's grounds.

The final settlement figure paid to the Association was north of two million dollars and is in a separate account at the bank right now that will earn the highest yield in interest while also significantly reducing the amount of dues you pay to the Association.

It has been a very long and arduous process to get to this point and we are not done. We have an open permit with the South Florida Water Management District that we are now responsible to close. Board President Bill Eber, Treasurer Dwight Mills and our Manager, Matt Jelinek, have already begun the first steps in moving towards resolution of this complex issue.

On a personal note, we want to thank all of you who have been patient during some trying times. We are working to bring relief to all owners to the maximum extent we can. On November 13, 2025 the Board of Directors adopted the Fiscal Year 2026 Budget (enclosed) that reduces monthly dues by nearly two hundred dollars per year.

Additionally, the pool has been resurfaced, we're ordering new umbrellas, we'll be asking people to sign up for the Landscaping Committee on the website ([CentraFallsHOA.com/committees](http://CentraFallsHOA.com/committees)) so that we can start assessing the Association's needs. There are other committees (Fining, Architectural Review, Social) that will also need members. They are listed on the page we linked above.

We have already begun getting quotes for building painting to be performed and will begin looking at those in January.

Looking ahead, there is a lot to do. More importantly, we need to do it in a fiscally responsible way that will see the money the Association just received continuing to keep dues low and cover expenses well into the future. Those who have lived here understand that we have been through too much to do otherwise.

We hope to see you at our Annual Meeting in December!

Your Board of Directors

## **NOTICE OF ANNUAL MEETING**

Date & Time: Wednesday, December 17, 2025 at 7:00 pm, local time  
Location: Zoom.US  
Meeting ID: 841 9401 3265  
Meeting Passcode: 291 467  
Phone: +1 (305) 224-1968

## **AGENDA**

1. Call to Order
2. Notice of Meeting
3. Meeting to be run by Attorney Ronnie Bronstein
4. Calls for Nominees from the Floor
5. Announcement of the Board
6. Next Meeting: (Recommended: Wednesday, January 14, 2026 @ 7:00 pm)
7. Adjournment.

## **ORGANIZATIONAL MEETING**

- A. Officer Roles and responsibilities:
  - a. President
  - b. Vice-President
  - c. Secretary
  - d. Treasurer
  - e. Director
- B. Nominations for President, Second, Voice Vote
- C. Nominations for Vice-President, Second, Voice Vote
- D. Nominations for Secretary, Second, Voice Vote
- E. Nominations for Treasurer, Second, Voice Vote
- F. Nominations for Director, Second, Voice Vote

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## PROXY FORM

The undersigned, \_\_\_\_\_, as an Owner within the **Centra Falls Homeowners Association, Inc., 1800 NW 124<sup>TH</sup> Terr, Pembroke Pines, FL 33028**, (the “Association”) appoints \_\_\_\_\_ (*if blank, the Secretary of the Association*) as my proxy-holder to act on my behalf for the meeting scheduled on **Wednesday, December 17, 2025 at 7:00 pm** or any legal adjournment thereof within ninety (90) calendar days from the date of the meeting.

DATE SIGNED: \_\_\_\_\_

UNIT: \_\_\_\_\_

**Pembroke Pines, FL 33028**

NAME: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

## SUBSTITUTION OF PROXYHOLDER

**The section below is only to be used if the named proxy-holder above is unable to attend**

The undersigned, appointed as proxy-holder above, designates \_\_\_\_\_  
\_\_\_\_\_ to substitute for me in voting the proxy as set for above.

Date Signed: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Proxy-holder

\_\_\_\_\_  
Signature of Proxy-Holder

# Centra Falls Homeowners Association, Inc.

FY2026 Budget

<b>INCOME</b>	<b>FY26 Budget</b>
Association Fee Income (Regular Dues)	\$341,217.00
Balance Forward (From 2025)	\$17,000.00
Bank Interest	\$18,420.00
Reserves Income	\$21,371.00
<b>TOTAL INCOME</b>	<b>\$398,008.00</b>
<b>EXPENSES</b>	<b>FY26 Budget</b>
<b>ADMINISTRATION</b>	
Admin - Legal Fees	\$5,000.00
Admin - Management Fees	\$16,800.00
Admin - Office / Printing / Postage	\$875.00
Admin - Permit & Licensing Fees	\$1,100.00
Admin - Website Expense	\$425.00
<b>ADMINISTRATION TOTAL</b>	<b>\$24,200.00</b>
<b>CONTINGENCY</b>	
Contingency	\$5.00
<b>CONTINGENCY TOTAL</b>	<b>\$5.00</b>
<b>FIRE &amp; SAFETY</b>	
Fire - Alarm Monitoring	\$900.00
Fire - Alarm Repairs	\$1,100.00
<b>FIRE &amp; SAFETY TOTAL</b>	<b>\$2,000.00</b>
<b>INSURANCE</b>	
Insurance (All)	\$145,000.00
<b>INSURANCE TOTAL</b>	<b>\$145,000.00</b>
<b>JANITORIAL</b>	
Janitorial - Service	\$16,000.00
Janitorial - Pressure Washing	\$30,000.00
<b>JANITORIAL TOTAL</b>	<b>\$46,000.00</b>
<b>LANDSCAPING</b>	
Landscaping - All	\$75,000.00
Landscaping - Rodent Control	\$2,000.00
Landscaping - Replacements	\$5,000.00
<b>LANDSCAPING TOTAL</b>	<b>\$82,000.00</b>
<b>POOL</b>	
Pool - Maintenance	\$6,000.00
Pool - Repairs	\$1,000.00
<b>POOL TOTAL</b>	<b>\$7,000.00</b>
<b>REPAIRS &amp; MAINTENANCE</b>	
Repairs & Maintenance - General	\$6,000.00
Repairs & Maintenance - Electrical	\$5,000.00
Repairs & Maintenance - Access (Gates)	\$3,600.00
Repairs & Maintenance - Holiday Lighting / Decorations	\$3,000.00
<b>REPAIRS &amp; MAINTENANCE TOTAL</b>	<b>\$17,600.00</b>
<b>RESERVES</b>	
Reserves Contribution	\$39,791.00
<b>RESERVES TOTAL</b>	<b>\$39,791.00</b>
<b>SECURITY</b>	
Security - Repairs / Replacements	\$2,500.00
<b>SECURITY TOTAL</b>	<b>\$2,500.00</b>
<b>UTILITIES</b>	
Utilities - Electricity	\$17,500.00
Utilities - Gate Software	\$3,012.00
Utilities - Internet	\$2,100.00
Utilities - Trash / Recycling	\$1,400.00
Utilities - Water & Sewer	\$7,900.00
<b>UTILITIES TOTAL</b>	<b>\$31,912.00</b>
<b>TOTAL EXPENSES</b>	<b>\$398,008.00</b>

Monthly dues are reduced from \$355.33 per unit to \$339.50 per unit.

Dues are due on the 1st of the month and late if received after the 15th.