



For your Calendar:

2022 BOD Meetings
2nd Tuesday/month
7:00pm EST
 At Clubhouse and
 Zoom webcast sent via
 email

SPECIAL BOD Meeting
 Re:Special Assessment
 Date TBD—14-day
 notice forthcoming
 Watch mail and email
 for updates on the date

NEW Contact Info:
 Community Association
 Manager (CAM):
**SANDCASTLE
 COMMUNITY
 MANAGEMENT**

Kelsie Jarlis, Asst. Mgr.
 239-596-7200 ext. 239
 KelsieJ@SandcastleCM.com

Valery Higgins, Mgr.
 239-596-7200 ext. 208
 ValeryH@SandcastleCM.com

**JOIN US ON
 FACEBOOK!**

“Mira Vista Naples
 Residents”
 ...is the group name to
 search on Facebook.
 See you there!

SPECIAL EDITION: May/June JUMBO NEWS:
EXTRA-EXTRA!! This DOUBLE ISSUE covers many BIG NEWS topics that everyone should take time to read. HINT: SPECIAL ASSESSMENT

A Letter from our VP, Joe Balistreri, on behalf of the Board of Directors:

Every year the Mira Vista BOD is required to establish a budget for the upcoming year. The projected budget will then determine what the quarterly condominium’s assessment fees will be for the coming year. **The budget is broken into two separate areas: Maintenance (Operating) Expenses and Reserve Funding.** The **Maintenance Expenses** include day-to-day ongoing expenses such as pool maintenance, landscaping, insurance, utilities, mailings, etc. Estimates of operating expenses can use previous year data to determine amounts. Sometimes, items like utilities or insurance can have significant increases year over year, such as we are seeing this year.

A critical component of our community budget for large expenditures that are periodic in nature are our **Reserve Budgets.** The reserve funding part of the budget is based upon estimates of future expenses and long-term repairs such as new roofs, building painting, parking lot repaving, railings, etc.

In the past, Mira Vista BODs have underestimated the required reserve funding and prioritized keeping quarterly fees low. Unfortunately, when reserves are not funded adequately or calculations are not updated to reflect current material and labor costs, the actual costs can increase over time, an emergency situation can arise, or there can be additional reserve item expenses. As a result, additional reserve funds are needed. These necessary additional funds must be obtained through the calculation of an extra fee called a **Special Assessment.** Special assessments are for the benefit of the entire community, and enforcing them is necessary to ensure that every owner shares the expense equally.

A **Special Assessment** value is calculated based upon the total number of units in the association. Those owners with multiple units must pay the per unit amount. **We hope you will understand how difficult it is for your Mira Vista BOD to decide that a special assessment is now necessary.** No one wants to have a large bill, Our reserve fund is our savings account. Past BODs did not save adequately for expenses that could have been better forecasted and planned. These expenditures are not able to be deferred any longer.

The BOD has **consulted experts** to guide decisions during this very difficult season of rectifying our budget and property maintenance needs. This includes a **recent financial review (audit) and Reserve Study**—conducted by industry experts that know FL regulation requirements and can guide us into a feasible future.

It is important for you to know that all decisions made by the Mira Vista BOD are made with the **community's best interests** as the primary objective.

Thank you for your trust and support.





Please Note:

Social /Community Meetings
 The committee is on Summer Break! Check back to join monthly meetings to plan social and community events. Planned resume is for September/October—please watch the newsletters for updates.

Volunteer Board of Directors (BOD):
 Michele Demisay--President
 Joe Balistreri – VP
 Sarah Dorna-Secretary
 Darleen Kearney -Treasurer
 Carolyn Mathis– Director

We also have 4 active Committees:

- Communications
- Building/Grounds
- Social/Community
- Financial/Budget

Volunteers ALWAYS welcome!
 You can volunteer for a day or a week or just a season—but please do join in!

Highlights for May-June:

Huge Welcome to our New Management Company!



SANDCASTLE Community Management is all set-up to serve MiraVista starting June 1st. The BOD has been working hard for several weeks with the onboarding team at Sandcastle to get ready for a seamless transition. By now you should have received a couple of emails from Sandcastle, and a mailed July Quarterly statement. Sign-up today for their website and even try their Smartphone App!

A few important tips:

We are more cost-effective as an Association Community when EACH OWNER does their best to SELF-SERVICE.

Please use the many resources immediately available to you on our easy to navigate website: www.MiraVistaNaples.com

This website has almost any answer to your basic questions—please start there if you are looking for information on rules, or to submit a general question that is not urgent, or to review meeting minutes and past issues of this newsletter.

Why should you read BOD meeting minutes?

Each month, the meeting minutes from the prior BOD meeting are posted to the website. These include a detailed recap of the topics discussed, and can help you as an owner better understand the decisions (including tough ones) the BOD is making as they work very hard doing the very best for the community at large. Many of you know that we have had a lot of change in the past year with a BOD recall, and now many activities to inform and guide the BOD such as a financial audit, a reserve study and consulting with engineers on the preservation and remediation of building concerns. The BOD is a volunteer team, that ensures their decisions are guided by experts and done in strict keeping with FL condo regulations.

Meeting Minutes are always available to you—24/7 at www.MiraVistaNaples.com

Better yet—attend the BOD meeting yourself!

Each month the BOD hosts a meeting where all community business is discussed transparently and professionally. Owners are encouraged to be active in staying informed about the property—and please volunteer your time and talents if you have ideas for change or wish to be part of the solution.

We would love to profile YOU in an upcoming issue!

Send your interest and other content ideas to:
MiravistaCommunication@gmail.com



Tips for Community Living Wellness

Please put pool chairs and tables back together/arranged when you are done.

See something? Say something!
Community safety and wellbeing depends on our sharing concerns constructively. You can always send an inquiry on the website or just email us (see email below).

Trash: Please put all refuse inside the dumpster, not on the side.

Recycling: Flatten those boxes please ;-)
No trash in the recycling area or dumping unwanted items.

Please get involved!!
Our community will thrive when owners are actively engaged and supportive to the work of the volunteer BOD and Committees.
Please join meetings and consider offering your time to help out!

How Can MiraVista Owners and Residents Stay Up-To-Date and Involved?

Website: www.MiraVistaNaples.com

Newsletter: via email, on the website and posted in the community

Join BOD Meeting: Each month, 2nd Tuesday!

Read the minutes: Posted each month on the website.

Connect with Others: Join the community on Facebook or Volunteer!!

GETTING CONNECTED: Keeping your contact information up-to-date is vital. The Communications Committee has invested a lot of time to gather emails and ensure that your contact information is accurate. While these records have been shared with our new CAM (Sandcastle), please also take the time to verify your information with Sandcastle directly—going forward, Sandcastle will manage your contact information as part of their services. You can enter it right on their website, and you can also decide what information you wish to share with the community—such as your phone or email. Please remember to update MiraVista when you have contact information changes.

SNOWBIRD SEND-OFF SUCCESS!!

Thank you, Social Committee!! SEE YOU NEXT YEAR!!!!

