

Fontana Estates Community Homeowners Association, Inc. Orlando, FL 32820

Happy Holiday's and may 2023 bring the best of health to you all.

As previously mentioned in newsletters, speeches and on the official website FONTANA-ESTATES.COM the Board of Directors have discussed changing the covenants. The time is here to do just that, but it must be done through legal channels. We have set aside money for these fees in the budget since so many homeowners have asked to have the covenants revised. This is the first step in the process. The community attorney has written the documents necessary to do the vote in February. The voting can be done by proxy since this is the only item on the agenda for this special meeting. All homeowners will receive a mailing soon with a letter explaining the two items to be voted on and a specific proxy that is written by the corporate attorney. The meeting will be brief and the only item on the agenda is the vote to change the following:

Change the number of homeowners required to modify the covenants from 75% to 30%. Most HOAs in Florida only require 30% to make changes to their covenants. Toll Bros., unfortunately, locked us into a document that is almost impossible to change under the 75% rule.

Pool all of the reserve funds from line items/traditional that we presently have to a pooled account. Reserve funds are used only for infrastructure items in our present account. Line item means that the amount of money on that line can only be used for that repair. For example, street funds can't be used for wall repairs. The pooled funds approach commingles all of the reserve funds. This method is a more modern and flexible approach that makes funds available when needed. It can save the HOA from special assessments. According to the March 2022 Reserve Study, if the community doesn't pool the reserve funds at this time homeowners will need to raise the reserve contribution to \$117,543 in the budget. This is in order to meet the funds required to mill and repave roads in 7 years. With a pooled account the reserve contribution would be \$62,959. Please check out the video on pooling on VIDEO page of our website.

Every proxy counts, so please mail your proxy to management company or drop it off to them. Other methods are also available, so please read the document and follow the directions in the official mailing. We urge you to vote in favor of these ballot items to protect the long term financial health of our HOA. This proxy will appear different from the election proxy since each owner will check off the vote on each of these issues on their proxy.

Sincerely,  
Board of Directors Fontana Estates HOA, Inc.