

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

President: Dr. Telka diFate Vice President: Joe Rybarczyk

Secretary: Bill Bell Treasurer: George Kriss

Board of Directors

Edilma Alvarado Beverly Hamilton. Thanh Ngo

Dear Homeowners,

As we enter fall, please be aware that the inclement weather of hurricane season doesn't end until the close of November. Please check the official website **FONATNA-ESTATES.COM** for information pertaining to being prepared and other important local topics. The annual reports from the Board members are also included in this newsletter.

Annual Reports from Officers and Board of Directors:

President Dr. Telka diFate- spends countless hours making sure that the community is kept safe for its residents and to the high standards that Toll Brothers built it to be. As a luxury community it is important to keep property values at a maximum by keeping the standards at that same level. That is not easy to do but the Board members hope that their positive nature is contagious. For the last four years Board members believe in being hands for the community and are therefore very proactive. That is how so much gets accomplished here at Fontana Estates. As a previous president of many organizations Telka is used to million-dollar budgets and being fiscally responsible in the process. She accomplished this both on the city wide level and nonprofit level. This has helped her develop the skills necessary to get Fontana Estates on track and help keep it there.

This past year much has been accomplished to help the community. Here is what your HOA president has to report:

- Met with the engineer for the Reserve Study and reviewed the 2022 study with each Board member. Reviewed many videos so that a few were chosen to be posted on the official website. This helps to educate owners on what the reserve study reports so that the community can be fiscally responsible in maintaining the property.
- Organized and met with the engineer when he came to inspect the ponds for recertification to the State of Florida St. Johns Water Authority.
- Frequent walk arounds to the 17 acres of ponds to photograph any pollutants, debris and invasive plants and then meet with pond maintenance person monthly. The ponds have been pretty much algae free. Proper protocol has been followed now that the community abides by the St. Johns Water Authority regulations and planned inspections.
- Negotiating contracts for the best price and companies
- Monthly meetings with vendors from Associa, landscaping company
- Contacted companies to get three bids for planned projects
- Organized repairs and painting the back wall of the community
- Monthly meeting concerning financials with Associa and Board Treasurer
- Participates in the garden group that keeps our entry area colorful, stores all holiday decorations and assists in installation. More homeowners are welcome to volunteer for committees. Just contact a Board member.

- Orders necessary HOA supplies and uses her own funds to front the expenses. This includes but not limited to: plants, bushes, decorations, fence supplies, signage, dog station supplies, solar lights, etc.
- Attend biweekly webinars on HOA topics
- Review insurance documents and other contracts
- Meeting with contractor for new housing development next door to keep abreast of construction and how it may affect our community
- Meet with gate company whenever issues arise, inform board of needed repairs. Coordinating efforts to install new phone system so that one company oversees the gate system not two.
- Interviewed numerous contractors for sidewalk repairs
- Organized the Neighborhood Watch Program and zoom presentation held annually. The most recent recording is on the official website. Sheriff Feliz Cadevilla focused on community safety. More homeowners are welcome to volunteer for this committee. Please just contact a Board member.
- Recruited parents to organize community events for families that included: crafts and egg hunt at the park, pool parties, gardening and more.

Upcoming Plans and Projects:

1. Street crack repairs and seal coating will take place this winter. This will take a coordinated effort to be accomplished efficiently and effectively. Letters will go out to all of the homeowners with the details of that plan when the time comes. This is part of the plans presented in the Reserve Study for 2022. Funds for this project will come from the reserve account line item for streets.
2. Continue to work on obtaining over \$90,000 in back reserve account funds owed to the HOA from Toll Brothers since they did not deposit those funds into the account upon leaving the community along with road and pond issues. The entire Board has supported this from the first time they were informed of the information.
3. Plans are underway to properly connect to the wall and fences being installed in the new community being built next door.
4. Work with corporate attorney on revising the covenants to be more up to date with the needs of the community. This would include rental issues and pooling the reserve funds. The covenants are the formal laws of this community that Toll Brothers wrote and were given to all owners who purchased a home here. If you are not an original homeowner you can get a copy from your real estate agent or the management company. They are about 120 pages and were filed with the State and County so any changes to them have to go through the same legal process.
5. Encourage volunteers to step forward to plan and conduct community activities. Ideas are welcome.

Vice President Joe Rybarczyk- As an active Board member overseeing the landscaping is a big and active job. A large tree hit the front wall after a storm recently and had to be removed, numerous irrigation repairs were needed, mulch placed and more over the last year. Planning for these repairs takes time and effort. Luckily our Board members are here to get these jobs completed in a timely manner.

The Allamanda, yellow flowering bushes, were planted on either side of the community gates a year ago. Due to the proper watering adjustments made the plants have grown and flowered beautifully throughout the year. Joe keeps track of the watering needs and makes those

adjustments. Many thanks to all of the members of the Beautification Committee for their work on planting flowers, putting up decorations and much more.

Plans for the park include two new swings and cleaning of the equipment. Volunteers can also help conduct these repairs by joining a committee or just saying they'd like to help. Volunteers also help save the community money and that helps keep HOA fees lower.

Secretary Bill Bell- as an Army veteran and insurance litigation representative for many years Bill brings great experience to the Board concerning legal issues. His knowledge of the laws for litigation and reviewing contracts is important in helping the community. ***More information, photos and details are on the official website so please read it on a regular basis.***

Treasurers Report by George Kriss: Is a very conscientious board member. His vast experience shows as a previous steel union treasurer. Besides reviewing the monthly financial reports and having meetings with Associa to discuss questions. George has been actively looking for CD's to invest reserve funds into.

Please pay your HOA fees on time since late fees do apply this includes checking your account on a regular basis for accuracy. Fees are due to the management company on **October 1, January 1, April 1 and July 1st annually**. Associa handles all Association funds and financial reports for the community as did all of the previous management companies.

The latest financial statements from Associa dated **July 31, 2022**

Total Operating Funds: \$49,581.69

Total Reserve Funds: \$315,019.01 Total Current Liabilities: \$31,749.13

Total Owners Equity-Prior Years: \$31,394.95

Total Capital Reserves- Prior Years: \$315,019.01

Total Current Receivables: \$3,558.44

Total Assets: \$376,918.91 Total Owners Equity \$346,413.96

Interest rates for CD's are finally going up again, after the slump during the pandemic, so funds will be deposited soon into FDIC insured accounts. In the past this BOD's helped the community earn \$6,400 in interest by obtaining CD's.

The budget includes the 12- month period with estimates of revenues and expenses that the community will reasonably incur. It includes the operating budget for day-to-day operations of the association and the reserve accounts. The reserves are for future maintenance needs. This includes but not limited to street repairs, capital improvements, storm debris removal, engineer study, reserve study and more. At this time these funds can only be used for the line item it is designated for. The 2023 Budget will be presented on October 28, 2022 by zoom starting at 6:30p.m. Once the budget is adopted homeowners can obtain a copy upon written request, for no charge, from the management company.

In accordance with Florida Statutes the year-end financial report for 2022 will be prepared for Fontana Estates HOA. Within 21 days after the financial report is completed at the close of that year, but no later than 120 days after the end of the fiscal year, the management company can provide a copy of the financial report to homeowners upon request at no charge. It will be available once it is completed. You may request a copy by email at cmpadmn@associa.us or talk to the management company directly.

Board of Directors: Edilma (Mimi) Alvarado has been an active member of the Board and provides input in a well-constructed manner. Her many years of professional experience in the financial industry has helped the board in making fiscally smart decisions.

Thanh Ngo has volunteered and recently joined the BOD's. Thanh is an original homeowner and has always lived here full-time. He has a wife and two adult children. Thanh has a Masters

degree in mechanical engineering and worked at NASA for 20 years. Presently, he works for the Defense Dept. overseeing contracts and has worked for them for the last 11 years. He has volunteered on committees at Fontana Estates over the years and is a great asset to the Board and community.

Beverly Hamilton has volunteered and recently joined the Board. Bev Hamilton has been a homeowner at Fontana Estates since 2018 and is married with 7 children and 4 grandchildren. Originally from Guyana she worked there in the Defense Force within the office of Chief of Staff for 7 years plus 2 years in Parliament in administration. She also was an important member of the Ethnic Relations Commission to help mediate with racial relation issues.

Bev worked in the nursing field for many years including as a Registered Nurse (RN) in New York City in the OR, as a Nurse Care Manager with a focus in MS and long term care,. She worked extensively during the COVID-19 pandemic until her recent retirement. Bev is also a trained librarian and works construction with her husband as a pastime. Beverly's vast knowledge and experience has been extremely helpful to the Board.

Many thanks to Bach Hoang and Brian Straub who did outstanding work as volunteers on the Board over the last few years. They enjoyed helping the community during their time on the Board and will continue to assist when needed.

Gate issue update: Due to gate entry issues the Board has decided to change the general code soon although no specific date can be given at this time since updates need to be done to the phone system. The new general code at the call box will be the following: **First press the pound button then spell POND. The gate should then open.**

Also, please do not buzz people into the community if you do not know them or are not expecting anyone. Random people use the call box to try and get into this community even in the middle of the night.

Please use gate etiquette when entering the community. Use your clickers or know your personal gate code or the general code to the community. A recent incident found a person trying to follow on the tail of a homeowners car. The homeowner then stopped to speak to the man following him but reported that this man was not polite. All homeowners have the option of calling the police since we have a no trespassing sign right near the front gates. We were recently informed that we have to ask the sheriff to write the person up in a report in order for charges to be filed if that person trespasses again.

Architectural Review Committee (ARC) applications have been at an all-time high again. More than 50 ARC applications had been submitted in the last year. Please submit the application **before** you start an outdoor project on your house or property. The form can be found on the official website and needs to be completed properly before it can be reviewed for a decision. At the present time homeowners make up the members of this committee.

It is important to note that if homeowners have construction equipment driving over curbs, drains, sidewalks and easements or any other community property that all proper repairs are required before the contractors sign off on the job. The HOA is not responsible for paying for these repairs but rather the homeowner who hires these contractors.

Beautification Committee; Many thanks to those residents who volunteer their time, ideas and efforts to plant and put up the various holiday decorations. They have been actively doing this throughout the year.

Annual Homeowners Zoom meeting will be October 26, 2022 starting promptly at 6:30 p.m. Procedures for the meeting are as follows: Owners can start to sign in at 6:00 p.m. for attendance. You must give your full name and address to sign into the meeting for

attendance. If you have questions, concerning the meeting please contact your BOD before the meeting. If you want to speak during the meeting or have questions, please raise your hand or type it in to the webmaster. The webmaster can also be called at 203-589-5753 if you have a problem with logging in.

- Nominations are from the floor only (during the Zoom meeting). Homeowners will raise their hand to be recognized to nominate a homeowner or nominate themselves. The nominee must be present at the Zoom meeting and accept the nomination. Once nominating is completed nominations will be closed so no more names will be added. Each nominee can then have up to 3 minutes to speak.

- **The Voting is by secret ballot. Ballots were mailed along with the meeting notice. Please write the names of all homeowners running for office on the ballot but then put an X next to a maximum of four people that you want to vote for.**

- Only 1 ballot per house/address even if both owners are present at the meeting. The ballot box will be located at the gazebo in the park. Please follow social distancing of at least 3 feet and then leave once you sign in next to your name and drop off a ballot. Please be responsible and respectful to your fellow neighbors.

- **One ballot per proxy. Please print clearly so the ballot can be read.** • The Proxy and ballot must be completed correctly to be valid. • **Each ballot can only be used to write up to 4 DIFFERENT names, this is the same for proxy ballots. Voting will take place for about 30 minutes. The voting time will be announced at the zoom meeting. It should be from about 7:00 p.m. to 7:30 p.m. Homeowners will have 30 minutes to go to the gazebo to vote from the time nomination speeches have ended.**

- All ballots along with a proxy, if you have one, must be handed in for attendance at the gazebo. *Attendance is taken when homeowners sign into the zoom meeting and at the ballot box location to make sure that the count is correct.*

- Limited people will be at the gazebo who are involved in the meeting process. The election count and results will be on Zoom for all to see.