

EL DORADO PROPERTY OWNERS ASSOCIATION

Informal Meeting June 19, 2021 10 am-4527 Catalina Ln.

Finance Update

FPL - electricity for light at entrance to community	\$ 120.00 per year (approximate)
*BSU - water at entrance to community	\$ 1000.00 per year (approximate)
We are in the process of investigating water costs and verifying usage. Currently bills are running in the \$200per month range.	
Insurance – Just renewed. Cost is locked for 3 years	\$ 1024.00 per year
PO Box - for receipt of dues, invoices (BSU, FPL, insurance)	\$ 312.00 per year
Website -	\$ 240.00 per year
Maintenance of entrance (annual re-mulching, new plants, etc.)	\$ 480.00 per year

Current Bank Account: \$18,222; \$5,100 is set aside for roads.

BSU: We are investigating and working with the water company regarding 3 large water bills. Water is currently shut off during investigation. Flowers will be replanted soon.

PO Box- We are still using the mailbox as the official address for the community for the entity. We do file a yearly annual report with SunBiz, but do not have to file or pay taxes as we are a not for profit LLC. As dues are voluntary, they are considered a gift and do not have income to report.

Website vs FB: FB will be used for reminders or updates. All official business and announcements will be shared via the website. We will attempt to provide direct links to the website if possible.

PROJECTS

- Pavers
 - Trees-old/new
 - Flowers
 - Mowing
 - Information board/bench cover
 - Headwater collaboration
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- Headwater Updates: They changed the original plan for the surrounding fencing and walls. The most recent renderings we have will have walls on Coconut and Villa Capri and fencing along Meadowbrook and El Dorado Blvd. We have not hired a company to maintain the front entrance yet, so it is still a volunteer effort. We are waiting on a possible collaboration with the new community as most of what we have previously maintained will be their responsibility.

Front Entry Plans: We are going to continue with updating the front entry. We are hoping to obtain some new pavers (donated) to replace the red pavers. These will be a cream color to be more in line with the entry signs. We have also budgeted \$1500 for a bus stop cover and info center.

NOMINATIONS/BOARD ELECTIONS

As there were only two new nominations and both were spouses of current board members, we did not have a new election. Nomination forms will go out again in the next dues letter. Hopefully, we will be able to get that out in October. Currently, we are looking at continuing with the \$120 we have had the last couple of years unless we have an issue arise.

QUESTION AND ANSWER SESSION

Questions from the website:

- Vacant lots-not mowed with overgrown brush.Fire Department/Environmental Concerns
- Potholes/Road Issues/Safety Concerns
- Headwater Questions

Drainage/Wall or
Fencing/Landscaping

Roads: We will look at getting some volunteers to help survey roads and determine need for repairs. At this time it is still the responsibility of the residents to maintain and repair individual roads, however we will investigate possibility of using road dues paid to remediate problems. Road safety is always a concern. Residents are asking for increased police presence as speeding and running stop signs have been an increasing problem (letter must come from entity). We will look at determining what, if anything, can be done to ensure stop signs are legal so enforcement of rules can/is possible. As always, we ask that residents do their part and drive safely and look for pedestrians and bike riders. There are quite a few reports of near misses with pedestrians, bikes and cars as stop signs are ignored on side and main streets, speeding down the main road, etc. Remember, we are all responsible for the safety of residents and guests.

Vacant Lots: We did have quite a few lots cleaned up after the fire department letters were sent out and that was a great help. Clearing the sides of vacant lots that encroach on neighboring properties has and will most likely continue to be a problem. We do not have a way to force owners to clean up their land. We can attempt to send a letter to the homeowner and hope they are neighborly enough to take care of their property.

Board Members:

Ed Edwards-Catalina Ln
Annette Miller-Santiago Ln
Sandra Saumier-Santiago Ln
Denise Slosser-Villa Capri Ln

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