

LIBERTY VILLAGE COMMUNITY ASSOCIATION, INC.

C/O TRIAD Association Management, Inc.
918 W Main St.
Leesburg, FL 34748
info@TRIADassocmgmt.com; 352-602-4803

2023 ANNUAL MEMBERSHIP MEETING - AGENDA

Date and Time of Meeting: October 11, 2023; at 2:00 pm

Location: SpringHill Suites by Marriott Ocala, 4100 SW 40th Street, Ocala, Florida 34474

- I. Verification of Quorum
- II. Call to Order
- III. Proof of Notice
- IV. Approval of Previous Minutes (8-10-23)
- V. Reports of Officers/Committees
- VI. Unfinished Business
- VII. New Business
 - a. Election of Resident Director
- VIII. Open Forum
- IX. Adjournment

BOARD OF DIRECTORS BUDGET MEETING - AGENDA

October 11, 2023 immediately following Annual Meeting

Location: SpringHill Suites by Marriott Ocala, 4100 SW 40th Street, Ocala, Florida 34474

- I. Verification of Quorum
- II. Call to Order
- III. Proof of Notice
- IV. Approval of Minutes (11-3-22)
- V. 2024 Budget Adoption & Assessment Rate
- VI. Adjournment

LIBERTY VILLAGE COMMUNITY ASSOCIATION, INC.
2024 PROPOSED ESTIMATED OPERATING BUDGET

Based on 194 Homes
January 1, 2024 through December 31, 2024

Total Number of Homes in Community

COMMON EXPENSES	2023 APPROVED	2024 PROPOSED	
		MONTHLY	ANNUALLY
GENERAL & ADMINISTRATIVE			
Management Fees	\$ 12,000.00	\$ 1,164.00	\$ 13,948.00
Accounting Fees & Tax Preparation	\$ 2,000.00	\$ 166.67	\$ 2,000.00
Professional & Legal Fees	\$ 2,500.00	\$ 208.33	\$ 2,500.00
Bank Charges & Coupon Books	\$ 776.00	\$ 80.83	\$ 970.00
Insurance Liability / D&O /GL	\$ 10,569.55	\$ 1,116.67	\$ 13,400.00
Website	\$ 3,391.40	\$ 282.62	\$ 3,391.40
Office Expenses	\$ 2,000.00	\$ 166.67	\$ 2,000.00
Corporate Annual Report	\$ 86.25	\$ 7.19	\$ 86.25
Bad Debt	\$ 1,500.00	\$ 125.00	\$ 1,500.00
Community Decorations/Events	\$ 4,000.00	\$ 333.33	\$ 4,000.00
Miscellaneous-Taxes, Licenses & Fom	\$ 1,000.00	\$ 83.33	\$ 1,000.00
Onsite Manager			\$ -
Total General & Administrative	\$ 39,823.20	\$ 3,734.64	\$ 44,815.65
COMMON AREA GROUNDS MAINTENANCE			
Landscape Maintenance (Common)	\$ 35,217.20	\$ 3,600.00	\$ 43,200.00
Landscape Maintenance (Residential)		\$ -	\$ -
Landscape Enhancement (Common)	\$ 13,500.00	\$ 500.00	\$ 6,000.00
Landscape Enhancement (Residential)		\$ -	\$ -
Fertilization & Pest Control (Residential)	\$ 4,000.00	\$ 350.00	\$ 4,200.00
Irrigation Repairs & Maintenance (Common)	\$ 5,358.60	\$ 200.00	\$ 2,400.00
Lake Maintenance	\$ 6,000.00	\$ 275.67	\$ 3,308.00
Well Maintenance		\$ -	\$ -
Total Common Area Grounds Maintenance	\$ 64,075.80	\$ 4,925.67	\$ 59,108.00
GENERAL REPAIRS			
General Repairs & Maintenance	\$ 5,000.00	\$ 416.67	\$ 5,000.00
Signage	\$ 1,000.00	\$ 83.33	\$ 1,000.00
Fence Repairs	\$ 1,500.00	\$ 125.00	\$ 1,500.00
Mailbox Repairs	\$ 1,500.00	\$ 125.00	\$ 1,500.00
Lighting	\$ 1,000.00	\$ 83.33	\$ 1,000.00
Fountain		\$ -	\$ -
Total General Repairs	\$ 10,000.00	\$ 833.33	\$ 10,000.00
UTILITIES			
Electricity	\$ 9,570.00	\$ 797.50	\$ 9,570.00
Reclaimed Water	\$ 25.00	\$ -	\$ -
Phone/Internet		\$ -	\$ -
Gas		\$ -	\$ -
Total Utilities	\$ 9,595.00	\$ 797.50	\$ 9,570.00
Deferred Maintenance	\$ 12,500.00	\$ 1,041.67	\$ 12,500.00
Total Operating Costs	\$ 135,994.00	\$ 11,332.80	\$ 135,993.65
Total Operating Costs Per Home	\$ 701.00	\$ 58.42	\$ 701.00
TOTAL ASSESSMENTS PER HOME	\$ 701.00	\$ 350.50	\$ 701.00

ASSESSMENTS WILL BE COLLECTED SEMI-ANNUALLY

NOTES
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2024 PROPOSED ESTIMATED OPERATING BUDGET
Based on 194 Homes
January 1, 2024 through December 31, 2024

FOOTNOTES

All initially capitalized items herein shall have the meanings assigned to such terms in the Declaration for LIBERTY VILLAGE COMMUNITY ASSOCIATION, INC. (the Declaration). Each Owner should consult the Declaration and its exhibits for a more complete description of Assessments.

The 2024 estimated operating budget (the "Budget") is projected. (NOT BASED ON HISTORICAL OPERATING FIGURES); THEREFORE, IT IS POSSIBLE THAT ACTUAL Assessments may be less than or greater than projected.

The Operating Budget is based on 194 Homes, although it is possible that LIBERTY VILLAGE COMMUNITY ASSOCIATION, INC. will include more or less than 194 Homes. Under the Declaration, Developer has the option to fund all or any portion of the shortfall in Annual Assessments not raised by virtue of Annual Assessments against Owners or to pay Annual Assessments on Homes owned by Developer.

LIBERTY VILLAGE COMMUNITY ASSOCIATION, INC.

C/O TRIAD Association Management, Inc.
711 W Main St.
Leesburg, FL 34748

2023 Membership Election Meeting Minutes August 10, 2023 at 11:00 AM

Location: TownePlace Suites by Marriot, 8125 SW State Road 200., Ocala, FL 34481

- I. Verification of Quorum: Quorum was established by the Declarant's representative present in accordance with the governing documents for the Association.
- II. Call to Order: Meeting was called to order at 11:01 a.m.. In attendance is Martha Ledford with Triad Association Management, Ernest Tedrow, Board Member for Declarant and Sherri Jackson with Triad Association Management.
- III. Proof of Notice: TRIAD Association Management entered an Affidavit of mailing confirming that notice had been provided to all owners via US postal mail in accordance with all state statutes and Association governing documents.
- IV. Approval of Previous Minutes: Martha Ledford with Triad read the draft 2022 Annual Meeting Minutes. After the reading a Motion to approve the 2022 Annual Meeting Minutes was made by resident, Mark Warner, and seconded by resident, Susan Delay. The Motion was unanimously approved by the membership.
- V. Election of Resident Director: Martha Ledford with Triad announced the three (3) candidates for the board position, Larry Book, David M Elbon and Marilyn McDonald. Candidates in attendance were given a few minutes to introduce themselves at which time ballots were completed and turned in.

Martha asked for three (3) resident volunteers to count Ballots with Sherri Jackson from Triad. Susan Delay, Virginia Burgess and Betty Rivera volunteers.

After counting the ballots, Marilyn McDonald was elected as the first resident Board Member for Liberty Village.
- VI. Unfinished Business: There was no unfinished business.
- VII. New Business: There was no new business.
- VIII. Open Forum: Lennar Board Member, Ernest Tedrow and Triad Association Management representative, Martha Ledford took resident questions and provided answers.
- IX. Adjournment: A motion was made by Edward Rivera and seconded by Susan Delay to adjourn the meeting at 11:24 am. That motion was unanimously approved by the membership.