

Dear Fellow Homeowner,

The 2023 Annual Meeting took place Wednesday, September 13<sup>th</sup>, 7pm at the pool. To make quorum, 30% of homeowners needed to submit their proxy or be present. With 21 people present and 20 proxies, quorum was achieved. At 7:10pm the meeting was called to order. Introductions of all in attendance were made.

Treasurer, Don Ciarelli provided copies of the budget and financial statement, an updated copy of which is enclosed. Secretary, Amanda Lasher then read the minutes of last year's annual meeting. Both the financial statement and minutes were approved by those in attendance.

The annual disclosure was made that our HOA board members serve voluntarily and are exempt from quarterly maintenance fees during their time of service. This was approved again by owners in attendance. The election of HOA board members this year included three candidates for President. Dave Rousher, Delaney Mullan and Amanda Lasher were each given time to speak before votes were cast by ballot and counted. The winner of that election, and the new HOA President is Delaney Mullan. Nancy Rose is Vice President, Amanda Lasher remains Secretary, and Margaret Adams is Assistant Secretary. Don Ciarelli made it known he is resigning at the end of this year, and Tatanisha Brown has been selected as the new Treasurer of the HOA. Welcome Delaney and Tata. Thank you, Dave and Don, for your years of service to the community.

Attendees at the annual meeting discussed the pool closure, dumpster areas, landscaping, and lighting. Within 10 days after the meeting, Red Rhino was able to fix the leak in the pool, and an acid wash was conducted to eliminate any signs of mold due to the water being shut off. The pool has been fully open with heater working since the end of September.

To address the pile ups of trash around the dumpster areas, the board has hired a removal service to come through on an as-needed basis. However, there persists the issue of people leaving things outside the dumpster that should be thrown into it, like broken small appliances/televisions and old luggage. Residents must be diligent in keeping dumpster areas tidy and the lids closed. If you have a bag that is too heavy, try splitting contents into smaller bags.

- Break your boxes down before putting them in the dumpster or recycle bin
- Put your trash *inside* the container, and close the lid behind you.
- Construction debris is prohibited.
- Brush goes behind the dumpster fence
- Furniture and large appliances go to the right of the fence

The board intends to renew our contract with Professional Property Maintenance for a second year, and we have a number of plans for hedging, trimming, sod laying, and phase beautification. Beginning in the new year with driveway #1, the HOA will be selecting native and flowering plants to fill in empty spaces around the buildings. Since the meeting, a number of dead and invasive trees have been taken down, some sod was laid, and sprinklers are being fixed.

There is lighting in the community that needs to be fixed. Bidding out horizontal digging to repair the buried lines is a priority on the board's 2024 list of projects.

We have signed an agreement with Andy's Towing, and you'll notice the signs posted at each driveway entrance. Those who violate our parking lot rules are subject to towing if they ignore the written warning from the board.

The Declarations state that the individual homeowner is responsible for the maintenance, upkeep and repair of roofs, fences, and any utility attached to them, meaning they must keep these items in good condition, including flat top roof and mansard/shingle sides. The docs also state owners are required to work together with their neighbors to coordinate replacements when the time comes, keeping uniformity.

Units with fences in disrepair are on notice. The board is giving until February of 2024 for you to fix your fence. If you do not fix the fence yourself, the board has the right to fix it for you and assess you the cost. If you do not pay the board back, the board has the right to place a lien on your property. As a reminder, shingles and fences must be natural colored wood with clear coat. Mulch should also be natural wood color.

If you wish to have building insurance, owners should inquire with their personal insurance agents about obtaining **HO3** policies, which are technically for 'single family homes'. Getting wind coverage on your building, specifically for the roofs, is your option.

The board is budgeting to stencil parking spaces and repair curb stops in 2024, and we're creating a fund for repaving the lots in 2025. Collecting maintenance fees on time is crucial for this. Fees delinquent by 10 days are subject to an 18% penalty, and collections after 30 days.

**Maintenance fees are \$375 per quarter-** due January 1<sup>st</sup>, April 1<sup>st</sup>, July 1<sup>st</sup>, and October 1<sup>st</sup>. We do not mail invoices, so please track these dates. All payments and correspondence get mailed to Parkwoods HOA Phase III at PO Box 61376.

**New for 2024,** [www.ParkwoodsIII.com](http://www.ParkwoodsIII.com) is up and running! We are very pleased to provide you with an online platform to send us feedback, share recommendations, download important documents, read our FAQs, and get updates on improvements to the property. Most exciting is the ability to pay your quarterly fees online! To use this feature there is a \$12 convenience fee due to the site charging the HOA 3.3% of every transaction. Therefore, quarterly maintenance fees paid online will cost you \$387. We hope this online payment option is beneficial to you!

***Wishing you a warm and wonderful season of celebration and a very happy new year!***



G. Delaney Mullan, President

Nancy Rose, Vice President

Amanda Lasher, Secretary

Margaret Adams, Assistant Secretary

Tatanisha Brown, Treasurer

Reach us by using the “**Contact Us**” form on the website, [parkwoodsiii.com](http://parkwoodsiii.com), or by emailing [parkwoodsphaseiiihoa@gmail.com](mailto:parkwoodsphaseiiihoa@gmail.com)

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