**2024 Annual Newsletter** November 22, 2024

Dear Fellow Homeowner,

The 2024 Annual Meeting took place Wednesday, September 11th, 6pm at the pool. To make 30% quorum, we needed the total in-person attendance or proxy-in-lieu of 32 owners. With 16 people present and 11 proxies, quorum was not achieved. At 6:10pm, by the governance provided in statute 720.306, the board called to order a special session in order to conduct business.

Margaret Adams, Assistant Secretary shared a list of improvements that have taken place since last September, including pool area repairs, an additional large trash removal service, hedge trimming, irrigation, lighting repairs, and painting of common area fixtures.

The budget was distributed and discussed with particular interest in the owners who are heavily in arrears. The fact that fees are going up to $175 per month effective January 1, 2025 was believed to be due to the uncollected fees. This is only partly true. Fees were not raised in over 15 years prior to last year, and the reserve account was emptied in order to keep up with inflation during that time. Without a healthy reserves account, every project that is necessary to keep our community up to date would have to be a special assessment, due from each owner within one year. Reserves cover hurricane aftermath, parking lots, insurance, lighting, and major breaks such as we’ve seen happen to the pool. The new quarterly fees will rebuild our reserve account, and the increase is proportionate to the cost of today’s labor and materials.

In the event of a special session where quorum is not met, the board members are the only voting party. Candidate for President, Tony Ceresoli introduced himself and outlined his plan for catching up on arears and raising fees. Essentially, notices have been mailed, liens will be filed next, and a Collections firm is being hired to take over delinquent accounts.

Following Tony’s speech, outgoing President, Delaney Mullan provided each board member with a voting ballot. At that time, Nancy Rose announced she would be resigning as Vice President, and Tatanisha Brown resigned as Treasurer. Once ballots were returned, owner Ken Atkisson counted them aloud. The resulting new board members are as follows: Tony Ceresoli, President, Amanda Lasher, Vice President, Delaney Mullan, Treasurer, and Margaret Adams, Secretary. We thank Nancy for 15 years of service to the community and Tata for one year.

Since the meeting, we have hired Pinch-a-Penny for twice-weekly pool testing and treatments, and we have contracted a service called Jan Pro to clean the pool area restrooms weekly, wash the pool deck and furniture monthly, and pressure wash the dumpster pads quarterly. We’re in the process of negotiating our 2025 landscaping contract.

Residents, please 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.
* Brush goes behind the dumpster fence
* Furniture and large appliances go to the right of the fence
* Construction debris is prohibited

Association Package, Work Comp & Umbrella insurance policies will be renewed by January 1 and posted on our website, [www.parkwoodsIII.com](http://www.parkwoodsIII.com). Our new Broker of Record for 2025 is Alliant Insurance Services, Inc., Gino Littlestone. We remind you that the HOA is unable to provide building insurance. If you wish to have building insurance, inquire with your personal insurance agent about obtaining an **HO3** policy which covers ‘single family homes’. Getting wind coverage on your building, specifically for the roofs, is your option.

The Declarations state that the individual homeowner is responsible for the maintenance, upkeep and repair of roofs, fences, and any utility attached to them. Supported by statute 720.3035 that provides the HOA has the right to set the standard for cosmetic appearance, the board will be enforcing the declarations in 2025, including as pertains to uniformity.

The board has chosen a new stain color for all unit roofs that are cedar shake and fences. **All roofs and fences must be stained with Sherwin Williams custom stain color: “Siding Parwoods F3 Cedar” by June 1, 2025.** If you have a Roser metal roof, you must only stain your fence. If you want to switch to a Roser metal roof, you can find the information about the product on our website. Beginning June 1, any unit that has a roof and/or fence in disrepair or not stained with the newly mandated color will be assessed a monthly fine in the amount of $200 per month for every month until the repair and/or color change is made. Unpaid fines will go to collections.

**Effective January 1, 2025, Maintenance fees are $525 per quarter- due January 1, April 1, July 1, and October 1.** We do not mail invoices, so mark these dates. Fees are subject to a late fee of $26.25 (5%) if not paid by the first of each quarter, and after the 10th of each quarter, interest will accrue at 18% per annum from the date the fee was originally due, starting at $8.62. Payments received on delinquent accounts will be applied to late fees first, then interest, then legal fees if any, and lastly the maintenance fees. Please **send your full quarterly payments by check** mailed to Parkwoods HOA Phase III, P.O. Box 61376, Fort Myers, FL 33906.

**Effective January 1, 2025**, there will be **a $100 application fee** to buy or rent in Parkwoods Phase III. This application will be added to our website, and we will continue to accept estoppel and application fees electronically through the site if the $4 convenience fee is included.

**Quarterly community meetings at the pool will commence in 2025!** We are pleased with Tony’s initiative to engage with our fellow owners more frequently and bring matters to discussion and vote throughout the year. The quarterly public meetings will be January 8, April 9, July 9 and October 8, 6pm at the pool. We look forward to seeing you there.

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

Sincerely,



Tony Ceresoli, President

Amanda Lasher, Vice President

G. Delaney Mullan, Treasurer

Margaret Adams, Secretary

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