

Island Quay 2020 / 2021 Review

Annual Homeowners Meetings for 2020 and 2021 were cancelled because of COVID-19. The last homeowners meeting was held in 2019.

Increased annual homeowner dues from \$1600 to \$1800 for 2021, first in 5 years. The increase was necessitated due to increased expenses for:

- Insurance (wind and liability)
- Pool (monthly maintenance, supplies, telephone)
- Landscaping (monthly maintenance, pruning)
- Repairs (gates, pool)
- Electricity
- Sewer

Annual homeowner dues had to be increased for 2022 due to significant increases for the sewer operation expenses over the past two (2) years. The sewer is operated by Sands Villa Utilities and we are charged annually 1/3 of the operating expenses. Our charge was \$21,509 for 2020 and \$31,215 for 2022, a \$10,000 increase. The increase for 2021 was paid out of our Capital Account but the additional increase for 2022 required a dues increase from \$1800 to \$2000 for 2022.

Community upgrades and enhancements were made in 2020/2021:

- Island Quay Court entrance walls were painted
- Pool chemical building roof was replaced
- River rock and shrubbery was installed to match pool landscaping:
 - Island Quay Court entrance
 - Island Quay Drive exit
 - Beach walkway
- Irrigation system installed for Island Quay entrance
- Pool back wash baffle system was installed (disconnect from sewer system)
- Island Quay Court and Drive entrances lights purchased (will install after street upgrades)

Security gates at entrances and exits of both streets were replaced. We were experiencing frequent repairs and failures. An assessment of \$500 was levied to replace all four gates. Last assessment levied was in 2006, \$6500 for sewer plant replacement and pool replacement.

Repairs were made:

- Pool building electrical panel was replaced
- Well pump for pool and irrigation was replaced
- Pool building exterior walls were repaired and replaced

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Painting of the entrance walls, pool chemical building roof and pool building exterior walls repair were accomplished by individual homeowners.

Community repairs, improvements and enhancements achieved over the past few years were funded from the Capital Account in lieu of levying assessments, except the security gates replacement. Increased operating expenses and capital projects have depleted the Capital Account and it now must be built back up from the dues increase for 2022.

Board Members are elected at each annual homeowner meeting for a term of two (2) years. As such meetings were not held in 2020 and 2021 the Board confirmed the nominees that were nominated by the committee.