

**CENTER GATE ESTATES VILLAGE CONDOMINIUM
ASSOCIATION, SECTION III, INC.**

**Board Budget Workshop Minutes
Tuesday, August 22, 2023, 10:00 a.m., 4459 Atwood Cay Pl**

PURPOSE of the workshop is to discuss and evaluate options for the proposed Association budget for the 2024 fiscal year. The Board will determine the draft budget for consideration at the September Board meeting.

NOTICE of workshop posted by secretary on August 19, 2023.

CALL to ORDER by president, Deb Antonucci, at 10:15 a.m. All Board members present.

Jean Schwied led discussion of the following printouts that had been sent to all Board members via email on August 22:

- State Statutes 718.112 (e) Budget meeting - 2.A. (regarding the 115 percent increase in assessment rule)
- Projected Year-End Worksheet 2023
- Draft Proposed Reserve Schedule 2024
- Draft Proposed Budget 2024: Option I, Option II, Option III

Analysis and discussion on each schedule and worksheet followed. Points of interest and questions included:

- Pool cleaning accounts: It was noted that Prokop utilized two pool cleaning accounts when in fact there is only one cleaning service for the Ramada area. The Board will ask Prokop to consolidate the accounts into one.
- Dan Space stated that FPL was initiating a 20% increase in electric service. It was decided to adjust the 2024 budget to reflect said 20% increase.
- Jeanne Oyer spoke to the tree trimming line item by sharing a quote from Total Tree of \$4,950 for recommended trimming to address safety issues. The Board noted that this amount falls without our proposed budget, therefore, no adjustment is required.
- Sandy Wilson questioned the current-year expenditures in Corp Fees, State Filing Fees, Licenses, and Professional Fees. She agreed to following up with Leslie to clarify required fees and licensing fees for our Association.

- Deb Antonucci brought up the increasing cost of irrigation parts and repairs. She pointed out that these costs have doubled and are difficult to predict for budgeting purposes.
- Jean Schwied pointed out that Prokop's proposed 2024 budget did not include a line item for lawn fertilization and weed control. Our contract provides for three applications per year for a cost of \$3,900.
- Dan Space explained that it is too early to solicit bids for Association insurance for 2024. He mentioned several strategies to consider once that process begins.

It was noted by the group that residents should be expecting a substantial increase in monthly fees due to increased insurance cost. After reviewing the draft budget developed by Prokop, the Board agreed that in order to fully fund a 15% increase in insurance the maintenance fee would be \$540.

However, the Board as a whole agreed that increasing the budget by 45.5% in one year is unacceptable. It was also noted that a 15% increase in insurance is only a projection, meaning we might still have to assess residents for any additional increase.

Dan Space reminded the Board that residents made it clear last January that they preferred an assessment for the increased insurance costs instead of amending the maintenance fee to over \$500 per month.

The final consensus of the Board was to work with Prokop to develop a proposed budget of \$226,800 with a monthly maintenance fee of \$450 which represents a 21.3 % increase over current year. It was also stressed that the Board will need to explain that this budget will definitely require an assessment to all owners to fully fund insurance costs for the 2024 fiscal year.

The workshop was adjourned at 12:10 p.m.

Respectfully submitted,

Jean Schwied, Secretary
The Board of Directors

August 22, 2023