

Regency Place Homeowners' Association, Inc.

170 Lady Diana Drive, Davenport, FL 33837

regencyplacehomeowners.com
Ph 863-420-7799

February 2, 2021

Fellow Homeowners:

Please regard this as 10-day notice for the HOA Board meeting held 6:30 pm at the Regency Place pool scheduled for **February 17, 2021**. The meeting will cover:

1. Call Meeting to Order / Roll Call
2. Reading of the Minutes
3. Treasurer Report / Finances
4. 2021 Proposed Budget
5. Committee Sign-up
6. Repairs
7. Old & New Discussion
8. Adjourn

DUES: Homeowner semi-annual assessment statements are enclosed and due by March 1, 2021 and past due March 2, 2021.

BUDGET: Please find enclosed the 2020 Actual Budget.

MEETINGS: HOA Board meetings are normally held the 17th of each month at the community pool unless posted otherwise. The pool closes at by 6:00 pm for meetings.

COMMITTEES: If you can volunteer your time to improve your community, please let the Board know by phone or at the HOA meeting.

ARC MEMBERS: Annette Dodd and Richard Rose will join Petra Correra as ARC members. Please email them at regencyplacearc@gmail.com for questions.

ARC APPLICATIONS: As a reminder, **you must wait until approval of your application before beginning work** for your exterior projects. For outdoor projects including but not limited to: fences, painting homes (even the same color), roofing, landscaping, pools, hot tubs, satellite dishes & antennas, sheds, screenings, painting driveways (even the same color), window and door replacements, etc.

WEBSITE: Coming soon! Check out the new Regency Place website in the near future.

COMMUNICATIONS: Any agenda/notices with financial statements will be mailed you and all other monthly agenda mailings are emailed, posted at the bulletin board and website. However, you must give permission for agendas to be emailed to you. Please inform the board to make your request to sheri@regencyplacehomeowners.com or submit written request to the HOA box. However, if you have previously submitted your preference, you do not need to submit again.

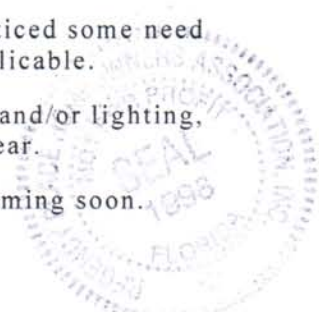
PARKING: There is no parking in the street between 11 pm and 7 am. Vehicles are subject to towing. You may use the pool parking lot on a temporary basis but must fill out an overnight parking form to put in the HOA box. There is also no parking on the non-paved areas anywhere in Regency Place.

PROPERTY UPKEEP: You have an obligation to ensure your property is aesthetically pleasing by keeping it clean and slightly as set forth in Article VII Section 12. Please clean up by power washing mold, mildew and stains from homes and driveways, attending to yards by keeping them green, replace dead areas of grass as needed, maintain pest control, edge along the driveway and curb areas as well as remove and treat for weeds. Please also mow regularly and not let lawn grow over 6 inches as well as make home repairs as needed.

CLEAN UP: Thank you to those who keep their properties cleaned up. It has been noticed some need to power wash blackened driveways & mold & mildew, etc. Please power wash as applicable.

HOLIDAY DÉCOR/LIGHTING: If you have not already removed your holiday décor and/or lighting, please do so. Holiday décor and lighting is required to be removed by Jan 31st each year.

YARD SALE: Get ready for the annual spring yard sale coming up. Announcement coming soon.



Regency Place Homeowners' Association, Inc. --- 2020 Actual Budget

170 Lady Diana Drive, Davenport FL 33837

Section 1 -- INCOME	2020 Proposed Budget	2020 Actual Budget
Dues Assessments (221 Units)	\$132,600.00	\$132,600.00
Miscellaneous Income - transfer fees (new owner & membership charges), estoppel charges, finance charges, Mar 2021 dues, gate cards-remotes, violation assessments, homeowner repair assessments, Lien-ITL & Attorney charges to owner, bank charges to owner		\$6,205.04
Total Income	\$132,600.00	\$138,805.04

Section 2 -- Expenses Management & Administrative

Annual Corporate Report	\$70.00	\$70.00
Audit Fees	\$3,900.00	\$3,900.00
Community Events / Decorations	\$1,000.00	\$891.57
Gate Cards & Remotes	\$1,000.00	\$1,057.33
Insurance (Liability & Fidelity bond)	\$5,430.00	\$5,430.00
Legal Fees (Attorney & Owner Fees)	\$3,000.00	\$3,030.00
Licenses & Permits (pool, retention pond)	\$420.00	\$420.00
Management Contract - Gate	\$500.00	\$0.00
Misc Expenditures - vehicle damages, tow refund, estoppel refund, overpayment refund	\$0.00	\$1,887.11
Office Equipment	\$500.00	\$0.00
Postage, Fax & Delivery	\$1,200.00	\$1,169.25
Savings/Reserves	\$20,000.00	\$20,000.00
Supplies (Paper, Envelopes, Misc Supplies, Toner, Chemical Strips)	\$1,000.00	\$943.96
Survey - Common Areas	\$0.00	\$1,625.00
Survey - Street	\$0.00	\$2,629.20
Travel (Mileage)	\$200.00	\$73.76
Website	\$0.00	\$0.00
Total Management & Administrative Expenses	\$38,220.00	\$43,127.18

Savings/Reserve Balance

2019 Savings/Reserves End of Year Balance	\$322,813.33
2020 Savings/Reserves Deposited	\$20,000.00
2020 Bank Interest	\$487.62
2020 Savings/Reserves End of Year Balance	\$343,300.95

2020 End Year Checking Balance	\$230,505.86
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Section 3 -- Expenses Common Grounds Maintenance & Repair	2020 Proposed Budget	2020 Actual Budget
Electric - Front Entrance	\$1,000.00	\$1,184.70
Electric - Lot 144	\$200.00	\$368.19
Electric - Pool	\$4,200.00	\$3,436.74
Electric - Street Lights	\$6,600.00	\$5,805.63
Electric - Repairs	\$500.00	\$20.90
Fence / Masonry Wall - Paint/Repairs	\$500.00	\$16.55
Internet (Install & Svc)	\$0.00	\$1,143.99
Landscape - Irrigation / Well Repairs	\$1,000.00	\$444.06
Landscaping - Maintenance Service Contracted	\$30,000.00	\$28,236.00
Landscaping - Misc (plants, mulch & tree trimming, etc)		
Lighting Repairs/Replacements	\$200.00	\$0.00
Painting	\$500.00	\$0.00
Pest Control	\$350.00	\$324.00
Phone - Gate	\$800.00	\$749.45
Phone - HOA	\$350.00	\$325.35
Plumbing - Repairs	\$250.00	\$5.28
Pool Equipment Misc	\$1,000.00	\$80.25
Pool House Cleaning Services - Contracted	\$4,000.00	\$3,562.50
Pool Fence - Upgrade	\$0.00	\$11,580.03
Pool - Repairs	\$2,000.00	\$1,499.34
Pool Service - Contracted	\$7,500.00	\$6,600.00
Powerwashing	\$3,000.00	\$0.00
Recreation Equipment - Repairs	\$1,000.00	\$116.36
Repairs - Misc	\$1,000.00	\$20.00
Security - Cameras & Equip	\$0.00	\$8,052.14
Security - Maintenance/Repairs	\$0.00	\$285.50
Security / Gate Equipment	\$2,000.00	\$0.00
Security Gate/Fence - Misc Repairs	\$8,000.00	\$7,682.45
Signs	\$500.00	\$1,086.84
Streets Maintenance & Misc Repair	\$1,000.00	\$47,407.48
Water - Pool	\$1,500.00	\$1,121.48
Water - Lot 144	\$1,000.00	\$488.34
Total Grounds Maintenance & Repairs Expenses	\$79,950.00	\$131,643.55

GRAND TOTAL EXPENSES (Sections 2 & 3)	\$118,170.00	\$174,770.73
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Net - 2020	\$20,635.04	(\$35,965.69)
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