

# **CANDLER HILLS NEIGHBORHOOD ASSOCIATION, INC.**

Annual Meeting of Members  
December 9, 2020

# Annual Meeting Agenda

1. Call to order

# Annual Meeting Agenda (cont.)

## 2. Proof of Notice, Verification of Quorum

- Notice was provided in *OTOW News* in November and December
- Notice was provided by mail to Owners of Record on November 25, 2020, per U.S.P.S. mailing receipt

# Annual Meeting Agenda (cont.)

## 3. Introduction of the Board and Guests

- Kenneth Colen, Chairman
- Jo Salyers, Vice Chairman
- Robert Stepp, Secretary-Treasurer
  
- Lynette Vermillion, General Manager
- Kristin Demers, Budget Analyst
- Barrie Buenaventura, Association Counsel
- Patty Soriano, Assistant Secretary recording minutes

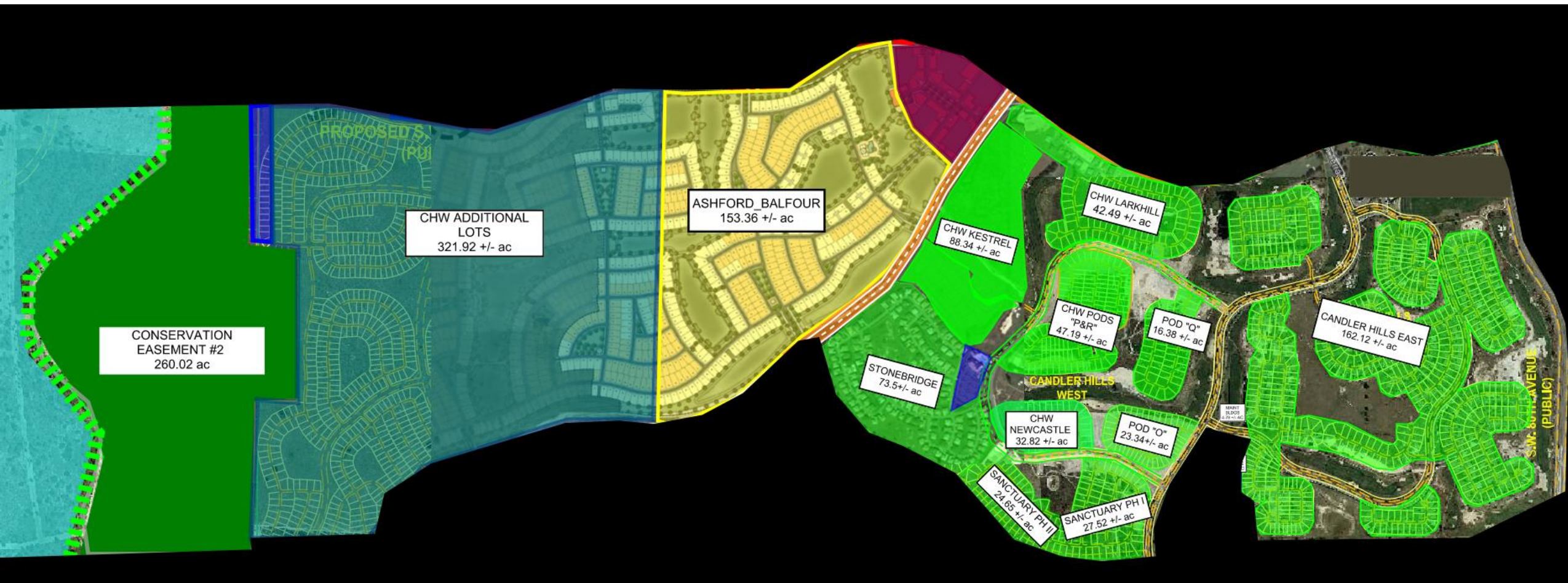
# Annual Meeting Agenda (cont.)

4. Reading and approval of minutes of the last meeting or waiver of reading of the minutes
  - Minutes from the December 9, 2019 Annual Meeting are available for review
  - Do we have a motion from the floor to waive the reading of the minutes and approve them as rendered?

# Annual Meeting Agenda (cont.)

## 5. Board Reports

- Development in Candler Hills
- Conditions such as noise, dust, mud, vibration and other temporary nuisances and inconveniences (FROM SALES CONTRACT Sect. 23)
- Build out number of homes approximately 2,820



Concept, subject to change



SCALE IN FEET  
1" = 400'



THE TOP OF THE PROPOSED WATER MAIN SHALL BE 10.00' ABOVE FINISHED GRADE

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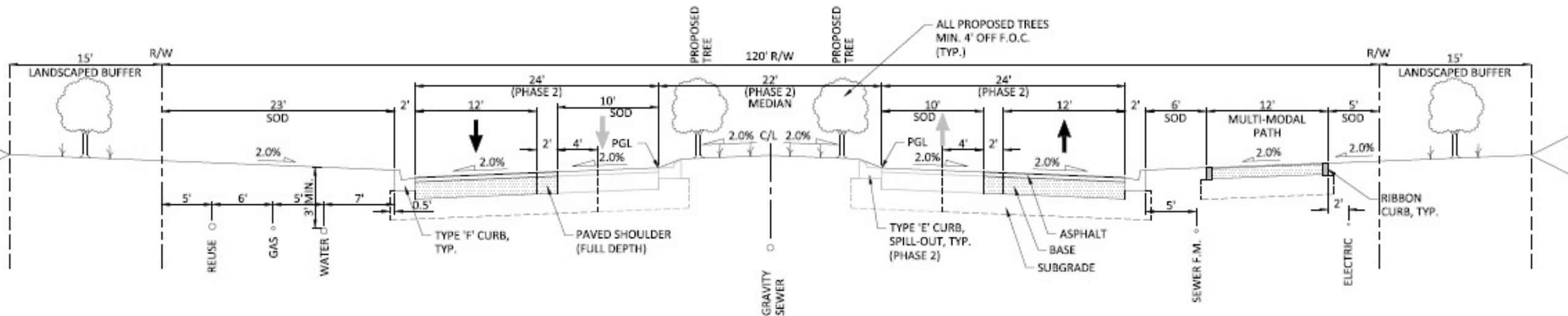
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**TYPICAL 2-LANE SECTION - SW 92nd Ct Rd (2 LANE)**  
**DESIGN SPEED = 35 MPH**  
**POSTED SPEED = 30 MPH**  
**STA 101+50.00 - STA 207+21.22**  
**(PHASE 1)**  
 N.T.S

# Annual Meeting Agenda (cont.)

Discussion on preservation of the Candler Hills Neighborhood Declaration pursuant to F.S. Section 720.303(2)(e)

- Declaration has life of 30 years under M.R.T.A.
- Under F.S. Section 720.303(2)(e) Board to address annually

# Kristin Demers Budget Review

# Budget Drivers

- Projected increase of 103 homes in 2021 over 2020
- Projected buildout increased by 1,210 homes to 2,820
- Direct services increase due to growth in homes, increased maintenance areas, and debris pickup services
- Services Agreement and operating expenses increase due to operating costs of the facilities
- Developer subsidizes ~17% of the expense
- CSF increase of \$7.19 monthly to \$289.56/month

## Candler Hills Neighborhood Association, Inc.

## Annual Budget

Calendar Year 2021

## ORIGINAL PROPOSED

	Buildout	Year End 2021	Year End 2020
<b>Average Number of Homes in Association</b>	<b>2,820</b>	<b>1,219</b>	<b>1,116</b>
<b>Revenues:</b>			
<b>Carry forward of Projected Cash Balance</b>	<b>\$</b>	<b>-</b>	<b>\$</b> -
<b>Note 1</b> Neighborhood Association Resident Fees	\$	4,312,183.79	\$ 3,766,448.24
<b>Note 2</b> On Top of The World Developer Contribution	\$	900,858.73	\$ 756,619.57
<b>Total Revenue &amp; Cash Carry Forward</b>	<b>\$</b>	<b>5,213,042.52</b>	<b>\$ 4,523,067.81</b>
<b>Expenses:</b>			
<b>Note 3 Direct Services</b>			
Garbage Collection	\$	346,748.83	\$ 117,649.98
Gate Operations	\$	306,259.46	\$ 270,937.40
Insurance	\$	8,359.93	\$ 6,039.37
Roads and Landscaped Common Areas	\$	471,969.68	\$ 415,946.66
<b>Total Direct Services</b>	<b>\$</b>	<b>1,133,337.90</b>	<b>\$ 810,573.41</b>
<b>Note 4 Management Service Fees &amp; Expenses</b>			
Services Agreement	\$	1,181,371.37	\$ 970,394.48
Operating Expenses	\$	2,156,248.81	\$ 2,048,436.90
<b>Total Management Service Fees &amp; Expenses</b>	<b>\$</b>	<b>3,337,620.19</b>	<b>\$ 3,018,831.38</b>
<b>Note 5 Professional Fees</b>			
Legal Fees - Enforcement	\$	8,200.00	\$ 8,200.00
Accounting	\$	18,505.00	\$ 14,805.00
<b>Total Professional Fees</b>	<b>\$</b>	<b>26,705.00</b>	<b>\$ 23,005.00</b>
<b>Note 6</b> Electricity for Street Lights	\$	42,223.82	\$ 40,000.00
<b>Note 7</b> Circle Square Master Association Fees	\$	640,887.65	\$ 598,558.02
<b>Note 8</b> Irrigation & Maintenance - Common Areas	\$	30,252.96	\$ 31,500.00
Taxes and Licenses	\$	2,015.00	\$ 600.00
<b>Total Expenses</b>	<b>\$</b>	<b>5,213,042.52</b>	<b>\$ 4,523,067.81</b>
<b>Net Association Surplus</b>	<b>\$</b>	<b>-</b>	<b>\$</b> -
Monthly Assessment - Candler Hills NA	\$	356.37	\$ 337.74
Monthly Developer Contribution	\$	(59.78)	\$ (55.38)
<b>Net Monthly Homeowner Assessment</b>	<b>\$</b>	<b>296.59</b>	<b>\$ 282.36</b>



Candler Hills  
NEIGHBORHOOD ASSOCIATION

## Candler Hills Neighborhood Association, Inc.

## Annual Budget

Calendar Year 2021

AMENDED

	Buildout	Year End 2021	Year End 2020
Average Number of Homes in Association	2,820	1,219	1,116
<b>Revenues:</b>			
<b>Carry forward of Projected Cash Balance</b>		\$ -	\$ -
<b>Note 1</b> Neighborhood Association Resident Fees		\$ 4,209,847.60	\$ 3,766,448.24
<b>Note 2</b> On Top of The World Developer Contribution		\$ 900,232.28	\$ 756,619.57
<b>Total Revenue &amp; Cash Carry Forward</b>		<b>\$ 5,110,079.88</b>	<b>\$ 4,523,067.81</b>
<b>Expenses:</b>			
<b>Note 3 Direct Services</b>			
Garbage Collection		\$ 243,786.19	\$ 117,649.98
Gate Operations		\$ 306,259.46	\$ 270,937.40
Insurance		\$ 8,359.93	\$ 6,039.37
Roads and Landscaped Common Areas		\$ 471,969.68	\$ 415,946.66
<b>Total Direct Services</b>		<b>\$ 1,030,375.26</b>	<b>\$ 810,573.41</b>
<b>Note 4 Management Service Fees &amp; Expenses</b>			
Services Agreement		\$ 1,181,371.37	\$ 970,394.48
Operating Expenses		\$ 2,156,248.81	\$ 2,048,436.90
<b>Total Management Service Fees &amp; Expenses</b>		<b>\$ 3,337,620.19</b>	<b>\$ 3,018,831.38</b>
<b>Note 5 Professional Fees</b>			
Legal Fees - Enforcement		\$ 8,200.00	\$ 8,200.00
Accounting		\$ 18,505.00	\$ 14,805.00
<b>Total Professional Fees</b>		<b>\$ 26,705.00</b>	<b>\$ 23,005.00</b>
<b>Note 6</b> Electricity for Street Lights		\$ 42,223.82	\$ 40,000.00
<b>Note 7</b> Circle Square Master Association Fees		\$ 640,887.65	\$ 598,558.02
<b>Note 8</b> Irrigation & Maintenance - Common Areas		\$ 30,252.96	\$ 31,500.00
Taxes and Licenses		\$ 2,015.00	\$ 600.00
<b>Total Expenses</b>		<b>\$ 5,110,079.88</b>	<b>\$ 4,523,067.81</b>
<b>Net Association Surplus</b>		<b>\$ -</b>	<b>\$ -</b>
Monthly Assessment - Candler Hills NA		\$ 349.34	\$ 337.74
Monthly Developer Contribution		\$ (59.78)	\$ (55.38)
<b>Net Monthly Homeowner Assessment</b>		<b>\$ 289.56</b>	<b>\$ 282.36</b>



Candler Hills  
NEIGHBORHOOD ASSOCIATION

# Annual Meeting Agenda (cont.)

## 6. Other Business

# Annual Meeting Agenda (cont.)

7. Written questions pertaining to agenda items



# Annual Meeting Agenda (cont.)

## 8. Adjournment

# Board of Directors Meeting Agenda

1. Call to order, proof of notice of meeting
2. Reading and approval of minutes of last meeting of the Board or waiver of reading and disposal of any unapproved minutes
3. Consider, if necessary or desired, to record a notice of preservation of the Candler Hills Neighborhood Association Declaration per F.S. Section 720.303(2)(e)
4. Consideration of Resolution 2020-01 – Adopting the 2021 Neighborhood Association Operating Budget and levying of assessments based thereon
5. Other Business
6. Adjournment

Happy Holidays!