

## State of the Association 2018

Fellow Association Members,

Happy New Year! 2018 was a busy year for our association. I would like to take a few moments to highlight some of the items that were accomplished.

- Perimeter Walls were washed sealed and repainted along with attached signage.
- Roads and Storm Sewers damaged after Tropical Storm Alberto were repaired
- A new Landscaping provider was hired. As of this writing the service is being provided in a timely and professional manner.
- Problem Properties within the community are slowly coming in to compliance. This is an issue that the association management continues to monitor closely.
- Legal Representation was shifted to the firm of Wells/Olah. Lobeck and Hanson will continue to handle issues that they had in process at the time of the shift.
- Budget for 2019 has been approved and is available for viewing on the website. Financially the association is sound with enough funds for scheduled projects (street paving/sealing, emergency repairs, and routine expenses) without raising the annual assessment.
- Successful negotiation of easement of the land bridge with the golf course in exchange for the golf course paying for repairs to land bridge.
- Compliance issues reduced from 1400 in 2017 to 680 in 2018. This resulted in less actions by the Hearing Panel.
- Limited success in controlling retention pond vegetation. 2019 plan is to keep vegetation at a maximum of 15% in the retention ponds.
- Improved success in timely payment of annual assessments by association members.
- Communications to all association members was improved by using the following methods:

Presidents letters

E-mail blasts

Town Meetings

Board of Directors Meetings

Annual Meeting

- Passing of the amendments to our Deed Restrictions, Covenants, and By- Laws.

As you can see, a most busy but productive year, now on to 2019. In 2019 we have the following tentative plans:

Implementation of 2019 Budget approved at the December 2018 BOD meeting

Implementation of pavement replacement program

Environmental Assessment of water bodies and shorelines in association

Additional Stop and Speed Limit Signage in community.

Timely payment of Association Assessments by all members

With that, on behalf to the Board of Directors and our association management team would like to wish all members a very Happy and Prosperous New Year. Our first Board meeting for 2019 will be January 31<sup>st</sup> at 9:30am at the Jacaranda West Country Club.

Sincerely

Jack Jackowski

President