



The Pines

AT KIMBALL BRIDGE

May 18th, 2021 – 7:00PM

Google Meet

AGENDA

Roll Call

Secretary's Report: Annette

Treasurer: Ken – Budget / Dues Update

Correspondence: Annette/Pam – Facebook Update / Discussion

Detention Pond: Manny – Update

Covenants: Ken – Discussion regarding proposed maintenance standards next steps

Covenant Violations: Pam/Juan/Manny– Update

Social: Next Event: Back To School Food Truck???

Landscape: Matt – Update

Government: Pam – Update

New Business: Kimball Bridge Fence Discussion

Upcoming Meeting(s): June 15th Board Meeting

Adjournment

5/18/2021 The Pines H.O.A. Board Meeting Minutes via Google Meet

Present: Manny, Pam, Ken, Annette, Matt and Juan

The meeting was called to order and a quorum was present.

Secretary's report: Minutes are approved.

Treasurer's report: The financial report/budget was presented and reviewed. 6 homes are outstanding on dues. Will send one final notice letter before sending to legal counsel to start elevated collections process.

TEAM REPORTS:

ART – No report.

Communication – Discussion regarding the conversation on the FB Closed Group Community Page on the KBR fence project. We will allow free speech on the page unless someone becomes out of control, foul language etc.

Covenant Violations – Letters sent to 28 homes. Violations range from grass heights, weeds growing in driveway cracks and over curbs, and trash cans remain an issue.

Covenants – Consider breaking into possibly three parts and categorize them. Ken will email out to everyone to review and discuss at next meeting.

Detention Pond – Maintenance came out and they will check it again in a month. There is some erosion on the culvert. We need to get No Trespassing signs, at least one for front gate and three around the sides and back.

Government – No report.

Landscape – Sprinklers went on once flowers installed. One sprinkler head is broken and that zone is turned off. Sprinkler co. notified and we are on the list to fix. Landscaping co. sent notice they are behind of some of the pruning due to staff shortages, but will be getting caught up soon.

Social – Discussion on a Summer Food Truck. Come meet the board, Q & A. Reach out to All Around the World truck for availability. Use same social distancing procedures as the last event.

New Business – Additional discussion on KBR fence project. 1st batch of votes in. 16 yes to 13 no. Reinstate the yard of the month. For safety reasons no door knocking to contact winner. Send email first. Award \$25 Pike's gift card.

Meeting Schedule: June 15 = Board.

Annual HOA meeting options: cul-de-sac or rent a pavilion at Ocee park. Check availability on Ocee and if we go that route, reserve it and send notice out to homeowners with details.

MEETING ADJOURNED

In US Dollars

The Pines at Kimball Bridge Homeowners Association
2021 Budget and Cash Flow Statement



	2021 Full Year	Jan 2021	Feb 2021	Mar 2021	Apr 2021	May 2021	Jun 2021	Jul 2021	Aug 2021	Sep 2021	Oct 2021	Nov 2021	Dec 2021	2021 YTD	% Of Budget	2021 Budget Remaining
	<u>Budget</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>		
Revenue																
Total Beginning Cash Flow	37,462	31,602	30,583	31,186	27,925	26,831	0	0	0	0	0	0	0			
Operating Expenses																
Electricity	1,500	106	92	95	101	0	0	0	0	0	0	0	0	394	26%	1,106
Water	800	37	0	9	0	0	0	0	0	0	0	0	0	46	6%	754
Monthly Landscaping (Entrances)	12,000	594	594	594	594	594	0	0	0	0	0	0	0	2,970	25%	9,031
Insurance	1,400	0	0	1,399	0	0	0	0	0	0	0	0	0	1,399	100%	1
PO Box Annual Rental	150	0	0	106	0	0	0	0	0	0	0	0	0	106	71%	44
Office Expenses (Dues Notices/Supplies/Notar)	1,800	0	0	0	220	0	0	0	0	0	0	0	0	220	12%	1,580
Corporate Registration	30	0	0	30	0	0	0	0	0	0	0	0	0	30	100%	0
Website	127	0	0	0	180	0	0	0	0	0	0	0	0	180	142%	(53)
Total Fixed Expenses	17,807	737	686	2,233	1,095	594	0	0	0	0	0	0	0	5,344	30%	12,463
Projects																
Welcoming Committee	125	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	125
Social Activities	1,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,500
Banner/Flags/Miscellaneous	350	0	0	0	0	114	0	0	0	0	0	0	0	114	33%	236
Yard of the Month	200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	200
Covenants/Legal/Essments	872	0	450	0	0	0	0	0	0	0	0	0	0	450	52%	422
Sprinkler System Repair/Installation	1,125	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	1,125
Website Upgrade	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Electrical Work/Island Lights	2,200	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	2,200
Detention Pond Maintenance	900	0	0	0	0	300	0	0	0	0	0	0	0	300	33%	600
Seasonal Flowers and Mulch	3,000	825	0	0	0	500	0	0	0	0	0	0	0	1,325	44%	1,675
Bullitin Board Repair/Replacement	758	0	0	0	0	0	0	0	0	0	0	0	0	0	0%	758
Land Survey	1,125	0	1,125	0	0	0	0	0	0	0	0	0	0	1,125	100%	0
Sign Repair/Replacement	0	0	0	758	0	0	0	0	0	0	0	0	0	758	#DIV/0!	(758)
New Landscaping Pinehigh Entrance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	#DIV/0!	0
Storage Unit	900	0	0	900	0	0	0	0	0	0	0	0	0	900	100%	0
Total Projects/Variable Expenses	13,055	825	1,575	1,658	0	914	0	0	0	0	0	0	0	4,972	38%	8,083
Total Expenditures	30,862	1,562	2,261	3,891	1,095	1,508	0	0	0	0	0	0	0	10,316	33%	20,546
Total Ending Cash Flow	6,600	30,040	28,322	27,295	26,830	25,323	0	0	0	0	0	0	0			