

Talichet at Venezia North Homeowners Association, Inc.

AGENDA

Board Meeting

October 30, 2024 – 5:00 PM

Marianne Beck Memorial Library, 112 West Central Avenue, Howey in the Hills, FL 34737

Or

Join Zoom Meeting <https://zoom.us/j/99196131951?pwd=oqt83b0fRrOY1lnkjwKcQhbFa0o1OE.1>

Meeting ID: 991 9613 1951 Passcode: 241547

One tap mobile +13052241968-Meeting ID: 99196131951: Password: 241547# US

- I. Call to order and Determination of Quorum
- II. Proof of Notice
- III. Approval of 9/18/2024 Budget Meeting Minutes
- IV. New Business
 - i. Lift Station Discussion
 - ii. Cost Breakdown for Hurricane Milton Cleanup
 - iii. Create a List of Residents willing to volunteer their time and services and their areas of expertise.
 - iv. Recognition of residents who donated their time to Hurricane Milton cleanup.
 - v. Website is www.talichet.com – we encourage the residents to use the website.
 - vi. Budget items
 - vii. Quarterly dues is on the 1st of the month for that quarter.
 - viii. Suspension of voting rights for residents over 90 days late.
 - ix. Suspension of voting rights for residents that have outstanding violations.
 - x. Hurricane Disaster Preparedness.
- v. MRTA, Marketable Record Titles Act
 - i. Governing Documents recorded on October 1, 1997
- vi. Open Forum – 3 minutes per person – agenda items only
- vii. Adjournment



Talichet at Venezia North Homeowners Association, Inc.

AGENDA

2025 BUDGET MEETING

September 18, 2024 - 6:00 PM

Join Zoom Meeting

<https://zoom.us/j/91933270783?pwd=FgZAUjRX3ZksfnJOIJ3DmAuUvKmr0f.1>

Meeting ID: 919 3327 0783

Passcode: 349364

One tap mobile

+13052241968,,91933270783#,,,,*349364# US

+13126266799,,91933270783#,,,,*349364# US (Chicago)

-
- I. Call to order and Determination of Quorum
 - a. Quorum called at 6:02p – Michael, Erick, Clare, Johnny in attendance
 - II. Proof of Notice
 - a. Notice was posted on community bulletin board and on community Facebook page
 - III. Approval of 2023 Budget Meeting Minutes
 - a. This does not apply to tonight’s meeting; this was posted in error.
 - IV. New Business
 - a. Board Approval for Ernie Sharp to replace David as Board VP.
 - i. Clare firsts the nomination, Michael seconded the motion; board voted unanimously in favor
 - b. Approval of the 2025 Budget
 - i. Clare approved, Michael seconded the motion; board voted unanimously in favor
 - c. Current budget
 - i. impacted due to continuation of lawsuit against a property owner; HOA attorneys fees increased by an additional \$12,000; is causing our HOA budget to be very low
 - d. Lift Station
 - i. Full replacement of lift station will cost between \$123-260k
 - ii. town would be willing to spread the cost of \$123k across 4-5 years and would cover any costs above and beyond \$123k



- V. Open Forum - Agenda Items Only - 3 Minutes per person
- VI. MRTA, Marketable Record Titles Act
- VII. Governing Documents recorded on October 30, 2020
- VIII. Adjournment
 - a. Michael motions to adjourn, Erick seconds; all in favor; meeting adjourned 6:35pm

Talichet at Venezia North Homeowners' Association, Inc.

Detailed Balance Sheet

(Amounts rounded to nearest dollar)

	(1) Operating Fund	(2) Replacement Fund	All Funds
	As of	As of	As of
	09/30/2024	09/30/2024	09/30/2024
	<u>Actual</u>	<u>Actual</u>	<u>Actual</u>
ASSETS			
Current Assets			
Cash - Operating Fund	38,898	0	38,898
Cash - Replacement Fund	0	7,918	7,918
Accounts Receivable	6,439	0	6,439
Total Current Assets	<u>45,337</u>	<u>7,918</u>	<u>53,255</u>
TOTAL ASSETS	<u>45,337</u>	<u>7,918</u>	<u>53,255</u>
LIABILITIES AND FUND BALANCES			
LIABILITIES			
Current Liabilities			
Accounts Payable	629	0	629
Prepaid Assessments	11,677	0	11,677
Other Current Liabilities	2,906	0	2,906
Management Company Clearance Account	385	0	385
Deferred Revenue - Monument	0	621	621
Deferred Revenue - Vinyl Exterior Fencing	0	1,440	1,440
Deferred Revenue - Metal Fencing	0	1,251	1,251
Deferred Revenue - Metal Fencing Painting	0	936	936
Deferred Revenue - Lift Station	0	1,152	1,152
Deferred Revenue - Mailboxes	0	2,025	2,025
Deferred Revenue - Irrigation Clocks	0	468	468
Deferred Revenue - Interest	0	25	25
Client Payables Collection Notice	220	0	220
Total Current Liabilities	<u>15,818</u>	<u>7,918</u>	<u>23,735</u>
TOTAL LIABILITIES	<u>15,818</u>	<u>7,918</u>	<u>23,735</u>
FUND BALANCES			
Prior Years Surplus (Deficit)	49,157	0	49,157
YTD Net Surplus (Deficit)	(19,637)	0	(19,637)
TOTAL FUND BALANCES	<u>29,520</u>	<u>0</u>	<u>29,520</u>
TOTAL LIABILITIES AND FUND BALANCES	<u>45,337</u>	<u>7,918</u>	<u>53,255</u>

Unaudited

Talichet at Venezia North Homeowners' Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2024				YTD 09/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Regular Assessments											
Full Rate	10,482	10,547	(65)	(1%)	92,571	94,923	(2,352)	(2%)	126,560	33,989	27%
TOTAL Regular Assessments	10,482	10,547	(65)	(1%)	92,571	94,923	(2,352)	(2%)	126,560	33,989	27%
Other Assessments											
Working Capital Assessment	500	0	500	100%	8,500	0	8,500	100%	0	(8,500)	0%
TOTAL Other Assessments	500	0	500	100%	8,500	0	8,500	100%	0	(8,500)	0%
Assessment Allocation											
Assessment Allocation	(877)	(877)	0	0%	(7,893)	(7,893)	0	0%	(10,529)	(2,636)	25%
TOTAL Assessment Allocation	(877)	(877)	0	0%	(7,893)	(7,893)	0	0%	(10,529)	(2,636)	25%
TOTAL Assessments	10,105	9,670	435	4%	93,178	87,030	6,148	7%	116,031	22,853	20%
Other Income											
Lien Filing	0	0	0	0%	876	0	876	100%	0	(876)	0%
Finance Fees	59	0	59	100%	491	0	491	100%	0	(491)	0%
TOTAL Other Income	59	0	59	100%	1,367	0	1,367	100%	0	(1,367)	0%
TOTAL Revenues	10,164	9,670	494	5%	94,545	87,030	7,515	9%	116,031	21,486	19%
Expenses											
Operating Expenses											
Direct Operating Expenses											
Landscape Maintenance											
Irrigation Repair	0	0	0	0%	76	0	(76)	(100%)	0	(76)	0%
Irrigation Treatment/Chemicals	0	0	0	0%	70	0	(70)	(100%)	0	(70)	0%
Landscape Contract	2,668	2,668	0	0%	24,362	24,012	(350)	(1%)	32,016	7,654	24%
Seasonal Color / Flowers	0	208	208	100%	0	1,872	1,872	100%	2,500	2,500	100%
TOTAL Landscape Maintenance	2,668	2,876	208	7%	24,508	25,884	1,376	5%	34,516	10,008	29%
Maintenance											
Crash Gate Maintenance	0	42	42	100%	0	378	378	100%	500	500	100%
Fence Column Maint	0	146	146	100%	333	1,314	981	75%	1,750	1,417	81%
Painting/Pressure Washing											
General Repairs/Maintenance	0	1,250	1,250	100%	5,421	11,250	5,829	52%	15,000	9,579	64%
Lift Station Maintenance Contract	0	253	253	100%	2,078	2,277	200	9%	3,040	963	32%
Pond Maintenance	0	167	167	100%	0	1,503	1,503	100%	2,000	2,000	100%
Reserve Study	0	62	62	100%	0	558	558	100%	750	750	100%

Unaudited

Talichet at Venezia North Homeowners' Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2024				YTD 09/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
WMD Surface Water Mgmt System	0	25	25	100%	0	225	225	100%	300	300	100%
WMD Swale Maintenance	0	167	167	100%	0	1,503	1,503	100%	2,000	2,000	100%
TOTAL Common Area Maintenance	0	2,112	2,112	100%	7,831	19,008	11,177	59%	25,340	17,509	69%
Utilities											
Electricity - General	578	919	341	37%	6,036	8,271	2,235	27%	11,024	4,988	45%
Water and Wastewater	304	525	221	42%	3,213	4,725	1,512	32%	6,300	3,087	49%
TOTAL Utilities	882	1,444	562	39%	9,249	12,996	3,747	29%	17,324	8,075	47%
TOTAL Direct Operating Expenses	3,550	6,432	2,882	45%	41,588	57,888	16,300	28%	77,180	35,592	46%
General and Administrative Expenses											
Professional Fees											
Accounting	0	250	250	100%	0	2,250	2,250	100%	3,000	3,000	100%
Income Tax Preparation	0	167	167	100%	250	1,503	1,253	83%	2,000	1,750	88%
Legal	18,661	833	(17,828)	(>999%)	44,468	7,497	(36,971)	(493%)	10,000	(34,468)	(345%)
TOTAL Professional Fees	18,661	1,250	(17,411)	(>999%)	44,718	11,250	(33,468)	(297%)	15,000	(29,718)	(198%)
Bad Debts											
Bad Debt Expense	0	83	83	100%	2,259	747	(1,512)	(202%)	1,000	(1,259)	(126%)
TOTAL Bad Debts	0	83	83	100%	2,259	747	(1,512)	(202%)	1,000	(1,259)	(126%)
Collection Expense											
Collection Expense	87	83	(4)	(5%)	756	747	(9)	(1%)	1,000	244	24%
Other	225	0	(225)	(100%)	675	0	(675)	(100%)	0	(675)	0%
TOTAL Collection Expense	312	83	(229)	(276%)	1,431	747	(684)	(92%)	1,000	(431)	(43%)
Insurance											
General, Property & Liability	0	167	167	100%	6,583	1,503	(5,080)	(338%)	2,000	(4,583)	(229%)
TOTAL Insurance	0	167	167	100%	6,583	1,503	(5,080)	(338%)	2,000	(4,583)	(229%)
Contracted Services											
Other	0	42	42	100%	0	378	378	100%	504	504	100%
Professional Management Contract	1,219	1,219	0	0%	10,971	10,971	0	0%	14,626	3,655	25%
TOTAL Contracted Services	1,219	1,261	42	3%	10,971	11,349	378	3%	15,130	4,159	27%
Administrative											
Administration	136	100	(36)	(36%)	1,151	900	(251)	(28%)	1,200	49	4%
Bank Fees & Coupon Books	0	75	75	100%	0	675	675	100%	900	900	100%

Unaudited

Talichet at Venezia North Homeowners' Association, Inc.
Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Operating Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2024				YTD 09/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Corporate Filing	0	8	8	100%	100	72	(28)	(39%)	100	0	0%
Miscellaneous Admin	(111)	600	711	118%	5,381	5,400	19	0%	7,200	1,819	25%
TOTAL Administrative Expenses	25	783	758	97%	6,632	7,047	415	6%	9,400	2,768	29%
TOTAL General and Administrative Expenses	20,218	3,627	(16,591)	(457%)	72,595	32,643	(39,952)	(122%)	43,530	(29,065)	(67%)
TOTAL Operating Expenses	23,768	10,059	(13,709)	(136%)	114,183	90,531	(23,652)	(26%)	120,710	6,527	5%
TOTAL Expenses	23,768	10,059	(13,709)	(136%)	114,183	90,531	(23,652)	(26%)	120,710	6,527	5%
NET SURPLUS (DEFICIT)	(13,604)	(389)	(13,215)	>999%	(19,637)	(3,501)	(16,136)	461%	(4,679)	14,959	(320%)

Talichet at Venezia North Homeowners' Association, Inc.

Schedule of Revenues and Expenses - Actual vs. Budget (Accrual)

Replacement Fund

(Amounts rounded to nearest dollar)

	Month Ending 09/30/2024				YTD 09/30/2024				Budget		
	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Actual	\$ Budget	\$ Variance	Var %	\$ Annual	\$ Remaining	Rem %
Revenues											
Assessments											
Assessment Allocation											
Assessment Allocation	877	877	0	0%	7,893	7,893	0	0%	10,529	2,636	25%
TOTAL Assessment Allocation	877	877	0	0%	7,893	7,893	0	0%	10,529	2,636	25%
TOTAL Assessments	877	877	0	0%	7,893	7,893	0	0%	10,529	2,636	25%
Other Income											
Interest Income	5	0	5	100%	25	0	25	100%	0	(25)	0%
TOTAL Other Income	5	0	5	100%	25	0	25	100%	0	(25)	0%
TOTAL Revenues	882	877	5	1%	7,918	7,893	25	0%	10,529	2,611	25%
Expenses											
Transfer to Reserves & Other Expenses											
Transfer to Deferred Revenues	882	0	(882)	(100%)	7,918	0	(7,918)	(100%)	0	(7,918)	0%
TOTAL Transfer to Reserves & Other Expenses	882	0	(882)	(100%)	7,918	0	(7,918)	(100%)	0	(7,918)	0%
TOTAL Expenses	882	0	(882)	(100%)	7,918	0	(7,918)	(100%)	0	(7,918)	0%
NET SURPLUS (DEFICIT)	0	877	(877)	(100%)	0	7,893	(7,893)	(100%)	10,529	10,529	100%

Owner	Account #	Property	Total Due	Referred to Attorney	Attorney / Collection Agency	Pending Collections Referral	Board Approval Status
Owner Type:							
Builder (Count = 4)							
Dream Finders Homes LLC,	R0433027L0686037	515 Avila Pl	490	No		No	emailed dreamfinders on 10/25/2024
Dreamfinders Homes, LLC,	R0652425L0686059	496 Avila Pl	420	No		No	"
Dreamfinders Homes, LLC,	R0652425L0838538	594 Via Bella Ct	420	No		No	"
Dream Finders Homes LLC,	R0433027L0686044	468 Avila Pl	114.7	No		No	"
Owner Type:							
Homeowner (Count = 39)							
Kramarcik, Jason Alan & Christina Suzanne	R0868973L0686031	551 Avila Pl	607.6	No		Yes	email sent 10/25/2024
Myers, Ronald E	R1044225L0686025	623 Avila Pl	607.6	Yes	Becker and Poliakoff, P.A	No	
Barnes, Enger Ruchelle	R0869078L0686066	524 Avila Pl	560	No		No	email sent 10/25/2024
Orovio, Erix	R0869027L0686050	493 Avila Pl	328.55	No		No	email sent 10/25/22804
Bisesi, Andrew	R0869095L0686080	588 Avila Pl	305	No		No	email sent 10/25/23054

Emilio, John	R0869100L0686086	616 Avila Pl	280	No	No	email sent 10/25/22804
Carpenter, Christopher	R0933565L0686084	608 Avila Pl	280	No	No	email sent 10/25/22804
Arroyo, Nick	R0937248L0686085	612 Avila Pl	280	No	No	email sent 10/25/22804
Gasparin, Giancarlo	R0960633L0686073	556 Avila Pl	280	No	No	email sent 10/25/22804
Arcella, Emerson	R0960634L0686018	599 Avila Pl	280	No	No	email sent 10/25/22804
Johnson Jr, Christopher Delroy	R0960638L0686021	587 Avila Pl	280	No	No	email sent 10/25/22804
Murphy, Antoinette	R0987017L0686072	548 Avila Pl	280	No	No	
Ferron Jr., Dennis	R0990046L0686015	631 Avila Pl	280	No	No	
Davis, Alexis Briana	R1002523L0686003	646 Avila Pl	280	No	No	email sent 10/25/22804
Kerr, Icyline Smith	R1024917L0686014	635 Avila Pl	280	No	No	
Taylor-Forrest, Stacy Ann	R1054895L0838541	582 Via Bella Ct	280	No	No	
Bright, Erick	R1055546L0838539	590 Via Bella Ct	280	No	No	email sent 05/25/2024

Sharpe, Kareem Yamine	R1076385L0838530	567 Via Bella Ct	280	No		No	email sent 07/25/2024
Rodriguez, Serafin	R1077648L0686004	663 Avila Pl	280	No		No	email sent 10/25/22804
Cornito, Mary Mildred Ybanez	R1084309L0838533	579 Via Bella Ct	280	No		No	
Rainer, Michael T	R1099028L0686091	636 Avila Pl	280	No		No	
Costello, Crystal	R0869029L0686051	489 Avila Pl	280	No		No	email sent 10/25/22804
Hector, Erva D	R0869057L0686053	477 Avila Pl	280	Yes	Becker and Poliakoff, P.A	No	email sent 10/25/22804
Blue, Jonathan Edwin	R0869081L0686068	532 Avila Pl	280	No		No	email sent 10/25/22804
Siller, Jose Antonio	R0869088L0686074	552 Avila Pl	280	No		No	email sent 10/25/22804
Bryan, Mitchell Alfonaso	R0868874L0685998	654 Avila Pl	280	Yes	Becker and Poliakoff, P.A	No	email sent 10/25/22804
Francis, Carlton Wayne	R0868876L0685999	662 Avila Pl	280	No		No	email sent 10/25/22804
Falcon, Thomas Anthony	R0868975L0686033	533 Avila Pl	280	No		No	

Serrano Gonzalez, Jose Javier	R0868976L0686034	529 Avila Pl	280	No	No	email sent 10/25/22804
Rodriguez, Dixon	R0869023L0686048	433 Avila Pl	280	No	No	email sent 10/25/22804
Orengo Valentin, Isreal	R0869024L0686049	501 Avila Pl	280	No	No	email sent 10/25/22804
Jackson Jr, David	R1115470L0686005	659 Avila Pl	280	No	No	
Hernandez, Alain C	R0868961L0686009	413 Amola Way	280	No	No	email sent 10/25/22804
Johnson, Shawn	R0868960L0686008	409 Amola Way	279.4	No	No	email sent 10/25/244
Xuan, Yujin	R1131522L0838545	566 Via Bella Ct	263.09	No	No	
Julien, Sherry A.	R1108650L0838536	591 Via Bella Ct	262.9	No	No	email sent 10/25/2024
Hamlin, Aaron C	R0869062L0686057	488 Avila Pl	235.8	No	No	email sent 10/25/284
Alicea, Felix Ricardo	R1089913L0686042	460 Avila Pl	202	No	No	email sent 10/25/22024
Maldonado, Fredderick Maldonado	R1082553L0686016	607 Avila Pl	21.4	No	No	email sent 10/25/244