

The Landings Maintenance Association, Inc.

Board of Directors Special Meeting

November 27, 2018 6:30 PM

Bonaventure Town Center Club

16690 Saddle Club Rd., Weston, Florida 33326

MINUTES

Call to Order

The Meeting was called to order at 6:34 PM by Debra Boles.

Roll Call

The following Directors were present: Scott Rassler, Ron Jacobowitz, Debra Boles, Jaime Ovadia, Andrew Medina and Bruce Gamache; thus representing a Quorum and allowing the Association to carry forward with the business of the meeting. Michael Bakalar did not attend the meeting. Also present was Larry Ellman of Pro Community Management.

Proper Notice of Meeting

Notice of the meeting was sent to all homeowners by mail in advance of the meeting as required by Florida Statute.

Discussion of Special Assessment to Fund the Replacement of Streets in 2020

Timing of Project

The project is targeted to begin in June/July 2020 with funding secured in 2019 and 2020. This is a project done every 20-25 years.

Continued wear and tear in the cul de sacs and the entry/exit to The Landings (pavers and asphalt) and excessive damage to the cul de sac curbs from tree roots have necessitated replacing the streets. In addition, the streets need to be restriped and new raised pavement markers installed.

Key Issues

The Board discussed key issues including the project timing, components included in the project, estimated line item costs, the need for a contingency, funding alternatives for the project and pro forma quarterly fees for the street fund in future years based on funding alternatives.

Cost Estimates

Estimated project costs increased and could be more than \$800,000 (based on vendor quotes received before the meeting) from an initial estimate of \$600,000+ due to the need to replace/repair the pavers at the entrance/exit of The Landings and each of the three neighborhoods (\$67,000+) and the need to replace curbs of most of the cul de sac due to extensive root damage (\$165,000+).

The cost of the milling and new overlay are in line with prior estimates.

Mr. Ovadia expressed concern about the estimated costs and scope of the cul de sac curb repairs and the paver repairs that were not previously discussed.

Mr. Rassler and Mr. Jacobowitz indicated that all street related costs and a contingency should be included in the project. Mr. Jacobowitz estimated total costs could be at least \$800,000 and that the Board should plan the project financing at that cost level.

Project Manager

The Board agreed to hire a qualified engineer as the Project Manager and to have the Project Manager review the detailed project line items, assess the condition of the streets, curbs pavers and cul de sacs, review the vendor pricing and make a recommendation to the Board.

The final project scope, line item details and costs will be approved by the Board in Q1 2020 based on the Project Manager recommendations and the street conditions at that time.

Financing Alternatives

Mr. Gamache indicated that the need for a special assessment was a result of the Association not funding a street reserve for about 20 years. Dedicated funding for the Street Fund began in 2015. The Street Fund cash balance is projected to be about \$100,000 in 2020. Delaying the project one to two years would only generate another \$80,000 in cash at current funding rates.

Financing alternatives were discussed and including various combinations of cash, special assessment and a 10 year loan. The Board agreed that the loan should only be used as a last resort and that any amount of special assessment is making up for prior years' funding shortfalls.

Increasing the special assessment and eliminating the 10 year loan would provide a clean funding plan for the Street Fund for the next street replacement cycle in 2040-2045 and could lower Street Fund fees in the near term.

By moving the estimated project start date to June/July 2020, the Special Assessment can be spread over 2 years to help alleviate some concerns about homeowner fees.

Board Approval

Mr. Rassler made a motion to fund the estimated cost of the project in part with a \$3,000 per home Special Assessment payable \$1,500 in 2019 and \$1,500 in 2020. The total Special Assessment is \$729,000.

The Special Assessment is payable in quarterly installments of \$375 per quarter due on Jan 1, April 1, July 1, Oct 1 of 2019 and 2020. The Special Assessment is in addition to the 2019 and 2020 quarterly fees.

The motion was seconded by Mr. Medina and it carried by all present, except for Mr. Ovadia.

ADJOURNMENT:

Mr. Gamache moved to adjourn the meeting.

Mr. Medina seconded the motion and it carried unanimously at 7:39 PM.