

Stillwater Circle Newsletter

Indian Creek Phase V Homeowners' Association Inc.

2019 Board of Directors

President Martin Bixler III **Treasurer/ Secretary** Arthur Miller
Vice President Andre Castaldi

Architectural Committee **Orientation**
Chairman Martin Bixler III Sunrise Management Company

Stillwatercirclehoa.com

March 2019

2019 Annual HOA Board meeting

The 2019 Annual HOA meeting was held on Monday, February 11, 2019 at the Keystone clubhouse as required by the bylaws.

Treasurer's Report

At the meeting Treasurer Barbara Cole reported \$4,566.98 dollars cash on hand. In addition she reported there is approximately \$866.00 in delinquent fee's due.

At the December Board meeting, a motion was made to send the TOJ a check in the amount of \$22,160 to pay off the remaining amount due for our storm water depreciation costs. The Town gave us 5 years at \$5,540 annually with one payment already made in June 2018. The Board decided to pay the remaining 4 years off to end our financial obligation to the Town.

On January 30, 2019 a check was sent to the TOJ and a receipt was issued by the town and copies of both were distributed at the annual meeting.

New Board Business

At the Annual meeting, three new HOA Board members were introduced as the new board for 2019. They are Martin Bixler who agreed to remain on the board and was joined by Andre Castaldi and Arthur Miller.

At the Reorganization meeting immediately following the conclusion of the Annual meeting, Martin Bixler was appointed as new Board President, Andre Castaldi as Vice-President and Arthur Miller as Treasurer/Secretary.

Also at the Annual meeting, a motion was passed naming Sandy Robinson, President of Sunrise Property & Estate Management, LLC, as fiscal agent for the Indian Creek Phase V HOA, Inc. This motion is required by the banks authorizing Sunrise to act in all financial matters related to HOA business including the collection and depositing of all maintenance fees and the authority to sign on all checking and savings accounts and the payment of all expenses incurred by the HOA.

A motion was also introduced and passed authorizing the Board to apply for the 2019 TOJ Neighborhood Matching Grant program.

The matching grant would allow for the replacement of our mailboxes. The HOA would be required to pay all costs up-front including the mailboxes, shipping and installation and if approved, would reimburse the HOA up to 50% of the costs (not to exceed \$5,000 dollars).

Letters of Support

The matching grant requires letters of support from residents reflecting the need for mailbox replacement and why. Please send your letters to Martin Bixler, 120 Stillwater Circle, Jupiter,

Fl 33458. They will be added as attachments to the actual grant when Martin submits it. Please support your board by sending a brief letter of support to Martin.

Residents are reminded to forward their 2019 maintenance fees to Sunrise Property & Estate Management, LLC 19940 Mona Road, Tequesta, Fl 33469

All future neighborhood issues or concerns should be directed to our Sunrise point of contact which is Billy Hotchkiss. He can be reached at: 561) 575-7792 or through his e-mail address: whotchkiss@sunrisecompanies.com

We hope to completely handoff all HOA management responsibilities to Sunrise as soon as possible. Barbara Cole has been working with the Sunrise accountant to transition our financial records over for integration in their financial system.

All HOA covenants and bylaws will continue to be enforced as usual. Sunrise will continue to monitor the neighborhood and where necessary, will mail violation letters to residents. Most of our issues relate to pressure washing of driveways, sidewalks and roofs. We ask all members to periodically review their property for these issues and remedy them so no violations have to be reported.

A suggestion was made at the December meeting by a resident to mail out meeting agendas in advance to all homeowners of the meeting. This way if there is an item of concern, they can attend the meeting and voice their concern. The meeting sandwich board and agenda box will still be posted at our entry way for every meeting in addition to the mail outs.

Even though Sunrise will actively manage our HOA, we are required to maintain a Board to act as a liaison with Sunrise and to be available to make any legal or other decision. It is anticipated that future Board meetings will be held on two occasions unless an emergency calls for a special meeting. The annual meeting

the second Monday in February and a December final year budget meeting.

Where Did All Our HOA Monies Go???????

Recently the question was asked, where did all our HOA monies go? Obviously anyone who has to ask this question does not read the newsletters that are distributed, does not attend any of the board meetings, or does not read the meeting minutes on our website.

As part of the infrastructure turnover to the TOJ, we were required to reimburse the town for 35 years depreciation usage for the storm water systems. The total cost was \$55,400 but the town agreed to split the cost with us. Our share amounted to \$27,700 with the town giving us 5 years to pay this figure. We paid it off in one year.

In addition, also as part of the turnover, we paid the town \$9,003 dollars to remedy 26 items on the street in order to bring Stillwater Circle up to town standards.

These two figures amount to \$36,703 dollars spent to complete the turnover program. Additionally, we have roughly \$4567.00 dollars cash on hand. Hopefully this answers the above question.

Architectural Control Committee

Residents are reminded that property repairs, painting or any structural modifications require pre-approval. Painting requests must be accompanied by physical paint samples which can be gotten from any paint store. ACC forms are on our website and are to be submitted (3 copies) to Martin Bixler @ 120 Stillwater Circle for review. Please allow a minimum of 10 days for review. Martin works full time and the Board needs sufficient time to personally review all requests.

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