

Stillwater Circle Newsletter

Indian Creek Phase V Homeowners' Association Inc.

2018 Board of Directors

President Jerry Wardrop **Secretary/Treasurer** Barbara Cole
Vice President Stephen Majercik **Directors** Vince Gradasso & Stephen Majercik

Architectural Committee
Chairman Martin Bixler III

Orientation
Sunrise Management Company

Stillwatercirclehoa.com

December 2018

4th quarter HOA Board meeting

The fourth quarter HOA Board meeting was held on Thursday December 20, 2018 at the Keystone clubhouse.

Treasurer's Report

At the meeting Treasurer Barbara Cole reported \$27,500 dollars cash on hand including the Capital Improvement fund. In addition she reported there is approximately \$3,000 in delinquent fee's due.

A motion was approved 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.

At the December Board meeting the maintenance fees were increased by \$3.95 per quarter. For 2019 the maintenance fee will increase from \$79 per quarter to \$82.95 per quarter totaling \$331.80 annually per resident. This is the first increase since 2012. The only foreseeable major expenditure in the future will be to replace our ageing mailboxes.

New Board Business

At the meeting the Board unanimously voted to hire Sunrise Property & Estate Management, LLC on a full time basis. Sunrise quoted a cost of \$600.00 per month for a total of \$7,200 per year. In addition to their present administrative duties, Sunrise will now assume all financial bookkeeping and accounting duties.

Residents are encouraged to continue paying their maintenance fees either directly to Treasurer Barbara Cole or to Indian Creek Phase V HOA and to continue using our postal box 8074 until otherwise notified.

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 by February 1, 2019. We are working toward that end.

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. At present Martin Bixler and Barbara Cole have agreed to stay on. However we are encouraging any resident who wishes to join the board to submit their name at the annual meeting. It is anticipated that future 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.

The Board wishes to thank Vince Gradasso and Stephen Majercik for the many years of service they have contributed to the HOA Board. We could always count on them when needed for many various chores.

Architectural Control Committee

Residents are reminded that property repairs, painting or any structural modifications require pre-approval. ACC forms are on our website and are to be submitted (2 copies) to Sunrise Management Company for their review in accordance with our Bylaws.

Jupiter Leash Law

As a reminder, Jupiter has a leash law that requires all dogs to be leashed when being walked.

Another issue of importance is pet owners have a responsibility to pick up after their dogs. We have many young children in the neighborhood now and residents do not want to have to step in

dog messes nor have their children do so when playing.

Overnight Street Parking

While we are now a dedicated Town street subject to the TOJ rules and regulations, we still ask residents not to park overnight on the street. Not only is it an esthetic but a safety issue as well. When fire rescue has to respond to a call of service they do so with a variety of large vehicles and trying to navigate through a maze of parked vehicles can impede an emergency response.

Mailbox Replacement

On the December meeting agenda, replacement of our ageing mailboxes was discussed as probably the last major expenditure that we would have to undertake. Most residents voiced approval.

Applying for the 2019 TOJ Neighborhood Grant was also discussed and if approved, it meant our HOA would have to pay for the mailboxes, shipping and installation upfront before receiving a 50% reimbursement from the town. At this juncture it does not appear there is sufficient funds to pay for the mailboxes upfront and the motion was tabled.

Annual Board Meeting

Our Annual HOA meeting as required by our bylaws is scheduled for Monday February 11, 2019. Mark your calendar.

The meeting will be held at the Keystone Clubhouse where our board meetings are normally held. In the interim, a mailing package will be sent to all deeded property owners and will contain voting proxies, maintenance fee schedule, newsletter and a meeting agenda.

Your HOA Board wishes a Happy and prosperous New Year to all. May all have a safe and healthy new year!

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