

MESSAGE FROM YOUR PRESIDENT HOWARD WEISBERG

I hope all of you are healthy and are doing well with social distancing. Please keep a positive attitude and remember this will end. I am taking the opportunity to do some new things. Meditation, yoga, dancercise in the home are all possible. Many online courses are available to improve the mind. Say “free” into your Comcast remote and the possibilities of classes and entertainment is vast.

I would like to assure our residents that the Board and First Service (FSR) staff are doing everything possible to continue operations. This is complicated because FSR has asked Board members to keep office visits to a minimum. We have already had one posted closed meeting of the Board to discuss legal matters telephonically with all Board Members participating from home. We have had a test meeting using Zoom so a future Board meeting could be shared with residents. The Board has started a process of approving Property Improvement Requests and home sales by email. We approve all invoices remotely. I will try to communicate with the residents electronically as much as possible.

Meanwhile the Board continues to work on projects for the community:

Budget: As the first step in the budget process the Board voted for a Reserve Study. The first draft will be made available this week. This is important for capital and operating budget preparation.

Pump Maintenance: Bill Cipriani and I have been actively seeking alternate vendors for the pump system. We bid out the monthly maintenance of the pumps. The first vendor gave us a monthly fee of \$560 the current vendor is charging us over \$1,400 per month. The other vendor repair hourly rates are also lower. **This change will save approximately \$10,500.** Per year.

Fertilization and Weed Control: Bill Cipriani and I have contacted other vendors for fertilization and weed control. Bids received show a possible savings of \$10,000 and provide better methods for our landscaping.

We will continue to examine contracts and cost centers for possible savings.

Legal: The Board also voted to hire the firm of Konyk and Lemme to represent the Association. This firm has an excellent record in collections for the Association in the past. While representing the Association the firm collected over \$121,000 with the Association receiving over \$84,000. When looking at the financial statement’s residents think we have high legal fees, but realize over \$36,000 of the fees were for the collections that increase our revenue. One of the main reasons the firm was brought back was they have a collections department and their reporting is excellent. The firm has always exhibited efficiency in cost savings when the Association and the firm completed the revitalization of the lake documents.

Committees: One of the first things I did after being elected was to call a meeting of the committee heads. Almost all of the chairs attended. At the meeting we informed them of State and bylaw

requirements to be a committee. This included a charter and 2 Board appointed chairs. Almost every committee complied with our request. At the next Board meeting the Board accepted the charters submitted and appointed the chairs submitted. Every committee that provided the required information was accepted by the Board.

Documents: We are actively working on document revision.

Swimming Pool Lighting for night swimming. Pugh pool, the vendor hired for the project, has canceled their contract. We are attempting to get our deposit returned. This project has become extremely complicated because we now have no lights in the pool and due to the construction, the old lights are inoperable and cannot be repaired. All lighting for the pool including the water must come from above. This project is also very difficult because there are many shadowed areas on the pool deck. We have not been able to find a vendor yet; this is due to the complexity of the project and the limited availability of vendors due to the virus.

We can all work together as a community to get through this. Please stay well and follow CDC and State guidelines. We the Board are here to help any way possible. Please feel free to call me with any concerns or questions.

Thank you for your support.

Howard Weisberg

President of the Board Boynton Leisureville