

## Ellingsworth Homeowner Association (HOA)

### Community Announcements

1) **BOD Vacancies:** Two members of the BOD have resigned citing personal reasons. Without a fully staffed BOD, actions to support our Community will take more time to complete. To fill these vacancies, we are looking for two members who can contribute some time to help keep our community running smoothly and effectively. We encourage anyone who is interested in joining our BOD to please contact our Community Association Manager, as noted below:

J.R. Krisanda, Specialty Management Company

Office Phone: 407-647-2622

Address: 882 Jackson Avenue, Winter Park, Florida 32789

Email: [JKrisanda@greatcommunities.com](mailto:JKrisanda@greatcommunities.com)

Web: [www.greatcommunities.com](http://www.greatcommunities.com)

The intent of the BOD is to identify replacements at the December 10 Public Meeting. In accordance with our bylaws, the BOD will determine replacements for the two positions by an internal BOD vote. Another “all member” election is not necessary to fill these vacancies. Positions will remain open until the BOD can agree upon replacements.

2) **Reporting Streetlight Outages:** As part of the routine maintenance for each subdivision, streetlight bulbs may periodically need to be replaced. Fortunately, Duke Energy has made this process very simple. As part of a self-reliant Community, homeowners should report streetlight outages directly to Duke Energy via the website below. The reporting process takes less than a minute. Duke will also provide you with direct email status updates. To report an outage, go to <https://www.duke-energy.com/customer-service/request-light-repair>.



As an example, in the screenshot above, you can see the lights along Hampton Estates. There is one that has a RED wrench icon, indicating it is inoperable and a work order has been placed to repair.

### 3) Repairs

- a) Hampton Estates Brick Wall replacement: Final agreement with Meritage was signed on November 6 to replace 90% of the brick wall that collapsed in September of 2017 during Hurricane Irma. As the replacement details and timelines are provided to the BOD, we will provide updates to our HOA members.
- b) Ellingsworth sidewalk repair: As part of the settlement to repair the brick wall in Hampton Estates, a portion of the Ellingsworth sidewalk is being repaired by Meritage. The work is ongoing as of November 18.
- c) Hampton Estates Fountain: The BOD voted to repair the fountain at a cost of ~\$2000. Once the replacement parts arrive, they will be installed.

### 4) Legal Update

- a) **Special Assessment:** The Ellingsworth HOA Special Assessment that was approved in February 2019 to pay legal fees has been exhausted. A rough estimate of known current legal bills stands at roughly \$80,000. The invoices comprising this debt are largely from the ongoing litigation of the Guan case. Other outstanding invoices include general HOA counsel and election support, construction defect support, and a 2018 claim against an alleged discrimination case. These costs far exceed the roughly \$1500 per month legal budget line the HOA had approved and a Special Assessment will be required to cover these expenses. The date and location of this Special Assessment vote will likely be early in 2020 and will be announced at least two weeks in advance.
- b) **Guan Court Case:** As announced earlier in the Fall, the 5th DCA has ruled against the Ellingsworth Community and awarded Alice Guan legal fees and costs stemming from the ~3 year lawsuit. It is anticipated the final numbers will not be known until a hearing on the matter takes place sometime in early 2020. Unfortunately, our HOA is and will continue to incur ongoing legal support costs for this lawsuit until the final cost is decided.
- c) **Legal Strategy.** The BOD is thoroughly examining all options to mitigate the impact of all known and future legal bills. Our legal counsel has reinforced at multiple occasions that we cannot comment on any aspect of the ongoing litigation regarding our strategy. When permitted we will disclose information approved for release to the HOA.

### 5) 2020 Budget

- a) The Annual Budget was approved by the BOD in October. The new dues amount will be increased beginning on January 1, 2020.

- b) The budget was increased by 14.5%. This means an \$18 monthly increase per Lot (\$54.00 per quarter). The new budget was determined with the following considerations:
1. Reduced landscaping costs
  2. Our Community Association Manager (CAM), Specialty Management Company, agreement to hold rates at the 2019 level.
  3. Monthly HOA Insurance rate increases
  4. Increase to Reserves; these have been underfunded since the HOA turned over and are necessary to provide the preventive maintenance and repairs to each subdivision's infrastructure.
- c) As part of the BOD fiduciary responsibilities, every effort is undertaken to shepherd the Community's resources. Prior to committing unscheduled funds, the BOD votes to release payments from the Operating or Reserve budget lines. A review of the 2020 budget will demonstrate that as a non-profit organization, the HOA does not have any excess and is operating at the minimal funding required to maintain essential community infrastructure.