

**2025  
ANNUAL  
MEMBERSHIP  
MEETING**



# AGENDA



- **Call to order by Chairman**
- **Roll call and quorum determination**
- **Proof of Notice of Meeting or Waiver notice**
- **Reading of minutes of prior meeting**
- **Nominations from the floor**
- **Candidates Introduction (2 minutes)**
- **Elections**
- **Reports of Officers & Committees**
- **Unfinished Business**
- **New Business**
- **Adjournment**



# INTRODUCTION

Thank you for joining us today as we reflect on our accomplishments, discuss important updates, and plan for the future of our community.

This meeting provides an opportunity to review the past year, discuss ongoing projects, address member concerns, and outline the vision for the year ahead.



# PRESIDENT'S REPORT

## 2024 RE-CAP

**“PROMISES MADE PROMISES KEPT”**

- **Modernizing HOA Operations**
  - Established clear procedures
  - Resolutions, Charters, SOP's
  - Policies and Procedures
- **Improved Compliance**
  - HOA Operations align Florida Statutes
  - Integrating new laws
    - HB 1203 - Homeowners' Associations
    - HB 293 - Hurricane Protections for Homeowners' Associations
    - HB 59 - Provision of Homeowners' Association Rules and Covenants
  - Policies and Procedures
    - Provide consistency & Fairness
    - Establish clear expectations
    - Ensure Legal & Regulatory Compliance
- **Solving Problems Effectively**
  - Encouraging Open Communication
  - Collaborate with Stakeholders
  - Established Clear Actions Plan
    - Outlined clear courses of actions with specific steps, deadlines, and responsible parties to ensure timely resolution
- **Streamlined Covenants Conditions & Restrictions**
  - Streamlined Rules & Guidelines
  - Aligned with State Law
  - Improved Flexibility for homeowners
    - HOA and ACRC Mailboxes
    - Submit ACRC Request via Email



# PRESIDENT'S REPORT

## 2024 RE-CAP (Cont.)

- **Boost Transparency in Communications**
  - Regularly Update the Community
    - Newsletters
    - Emails, Community Bulletin
      - Clear and concise information
      - Decisions
      - Upcoming events
  - Publishing Minutes and Reports on website
- **Safeguard Property Values**
  - Enforce HOA Guidelines and Covenants
  - Promote Regular Maintenance
  - Implemented Design Review Process
- **Foster Collaboration**
  - Established Special Committees
    - Neighbors Helping Neighbors Committee
    - Communications Committee
    - Governing Documents Review Committee
  - Resolutions, Charters, SOP's
  - Policies and Procedures
- **Helping Fellow Residents**
  - Fostered a Supportive Community
  - Offer Assistance with Local Resources
  - Creating a Resident Network for Mutual Aid
- **Boosting Community Participation**
  - Coordination of Engaging Events
  - Enhanced Community Channels
  - Launch volunteer Initiatives
- **Looking Forward**
  - Continue Regulatory Compliance
  - Prioritize Cost Savings
  - Online Voting



# FUTURE INITIATIVES

- **Electronics and Software**

- Research ZOOM Meeting Licensing
- Laptop for BoD for ZOOM Support
- Research Webcam & Microphone
  - Provide Better Quality Video/Audio
  - Allow Monitoring ZOOM Chat

- **Google Drive Development**

- Folder Structure to Aid with Collaboration
- Document common area systems
  - Sprinkler - Pump, Controllers, Zone map
  - Electrical - Panel Feed, Breakers, Lights
  - Lakes - Pumps, Aerators, Fountains

- **Define Common Area Responsibility**

- Grass vs Preserve Division Line
  - Posts and Rope Fence
- Preserve Maintenance Plan
  - Pepper Tress
  - Dead Tree Disposal
- Canal Maintenance Plan
  - Define Responsibility and Schedule

# VICE-PRESIDENT REPORT

## KEY HIGHLIGHTS



### Reduced the Association's Risk

- **Contracted Superior Liability Insurance Coverage**
  - Worked with brokers to lower our costs and increase our coverage.
  - A++ rated vs A rated
    - Saved the community **\$1,720.01** from last year's policy
    - Saved **\$4,727.21** from WRENs 2025 renewal
    - Increased Crime coverages from \$150,000 to \$300,000
- **Contracted a Workman's Compensation Policy**
  - For the first time in Pineda Crossing History, the board and homeowners are protected when volunteering for work completed around the property to help maintain the property.
  - The Cost: 93 cents per home, per year, equaling \$509 annually
  - Release of Liability forms: are signed by every volunteer
- **Contracted Off-Duty Officers**
  - Reduced Speeders
  - Safer environment
- **Working with Neighbors with Violations**
  - Provided reasonable solutions to avoid fines
  - Crucial to an aesthetically pleasing environment to live in
- **Committee Formation**
  - Talked to countless people putting together lists of volunteers to create Committees.
  - Helping to create realistic standards for our 30-year-old community

# COMMUNICATIONS COMMITTEE

## 2024 ACCOMPLISHMENTS



- **Increase Transparency**
  - Newsletter
    - Keeps Community Informed
    - Builds Engagement & Connection
    - Promote Transparency & Trust
- **Social Media Engagement**
  - Facebook, NextDoor, Mass Email
- **Zoom**
  - Attendance from home
  - Open Mic Meetings
- **Community events**
  - **Phase Three Party**
    - Over 100 participants
    - First of its kind in the community
  - **Apple Cider Event**
    - Over 70 participants
    - Foster Connections among neighbors

- **Community Events (Cont.)**
  - **Hot Cocoa Event**
    - Over 80 participants
    - Brought families together during the holiday season
  - **Improved Homeowner Engagement**
    - Delivered quarterly
      - Important updates
      - Community highlights







# SECRETARY'S REPORT

## KEY ACCOMPLISHMENTS

### Digital Repository of HOA Records

- Centralized repository built using Google Drive.
- Secure and password-protected access for board members.
- Stores all official Board created documents in one location.
- Enables real-time collaboration on documents by all board members
- Easily transferable to the new elected board to ensure transparency and completeness

# TREASURER'S REPORT

## FINANCIAL OVERVIEW



Michael Derbyshire, *Treasurer*

### 2024 Accomplishments

- **Financial Health**
  - Shared during meetings with custom spreadsheets, providing graphical representation of each category
- **Reserve Report**
  - Understanding current financial health vs. the current common area risks
- **Budget Development**
  - Utilize a custom-made spreadsheet to graphically show current budget vs. current spend vs. future budget to provide a visual for each category to drive rational for each segment

### 2025 Accomplishments

- **Financial Spreadsheet**
  - Refine categories & add new if needed
  - Breakout sublevels as needed - increase visual tracking (i.e. Electrical by location)
- **Financial Accounts**
  - Align accounts with proper columns (Ops vs Savings)
  - Finish structuring Certificate of Deposit ladder
  - Consider other zero risk investments
    - High Yield savings
    - Treasury Bonds
- **Reserve Report**
  - Live Document - Continue to add detail and refine risk

# TREASURER'S REPORT

## FINANCIAL OVERVIEW Cont'd



Michael Derbyshire, *Treasurer*

### Balance Sheet: Final 2024

- **Operations Account:**
  - \$130,438.54
- **Savings Account:**
  - \$113,911.87
- **CDs:**
  - \$32,305.53
  - \$32,240.40
  - \$32,129.52
- **Total Cash:**
  - \$341,025.86

<u>Cash</u>			
101	Operating CIT	130,438.54	130,438.54
102	Savings CIT		113,911.87
103.1	IntraFi CD 9/18 maturity	32,305.53	32,305.53
103.2	IntraFi CD 12/18/25 matu	32,240.40	32,240.40
103.3	IntraFi CD 6/20/25 matur	32,129.52	32,129.52
<u>Total Cash</u>		<u>227,113.99</u>	<u>341,025.86</u>
<u>Accounts receivable</u>			
130	Accounts receivable	16,858.72	16,858.72
<u>Total Accounts receivable</u>		<u>16,858.72</u>	<u>16,858.72</u>
<u>Total Assets</u>		<u>243,972.71</u>	<u>357,884.58</u>

# TREASURER'S REPORT

## FINANCIAL OVERVIEW Cont'd



Michael Derbyshire, *Treasurer*

### Income Statement: Final 2024

- **Income: \$147,698.36**
  - Assessments: \$142,275.00
  - Late Fees: \$1,083.36
  - Violation Fee: \$3,890.00
  
- **Other Income: \$6,509.54**
  - Interest: \$4,519.54
  - Misc: \$10.00
  - Initiation Fee: \$1,980.00
  
- **Total Income: \$154,207.90**
  
- **Total Expenses: \$134,881.80**
  
- **Net Revenue: \$19,326.10**
  
- **Adjusted Net Revenue\*: \$7,393.20**
  - \*\$142,275.00-\$134,881.80

### Income Statement Annual Pineda Crossing Homeowners' Association, Inc. Posted 1/1/2024 To 12/31/2024 11:59:00 PM

#### Operating

	Total	Budget
<b>INCOME</b>		
<b>Assessments and fees</b>		
402:Assessments	142,725.00	142,725.00
406:Late fees	1,083.36	0.00
416:Violation fee	3,890.00	0.00
<b>TOTAL Assessments and</b>	<b>147,698.36</b>	<b>142,725.00</b>
<b>Other income</b>		
418:Interest income	4,519.54	0.00
424:Miscellaneous income	10.00	0.00
430:Initiation Fees	1,980.00	2,000.00
<b>TOTAL Other income</b>	<b>6,509.54</b>	<b>2,000.00</b>
<b>TOTAL INCOME</b>	<b>154,207.90</b>	<b>144,725.00</b>
<b>TOTAL EXPENSES</b>		
<b>Net Revenue / Expense</b>	<b>19,326.10</b>	<b>0.00</b>

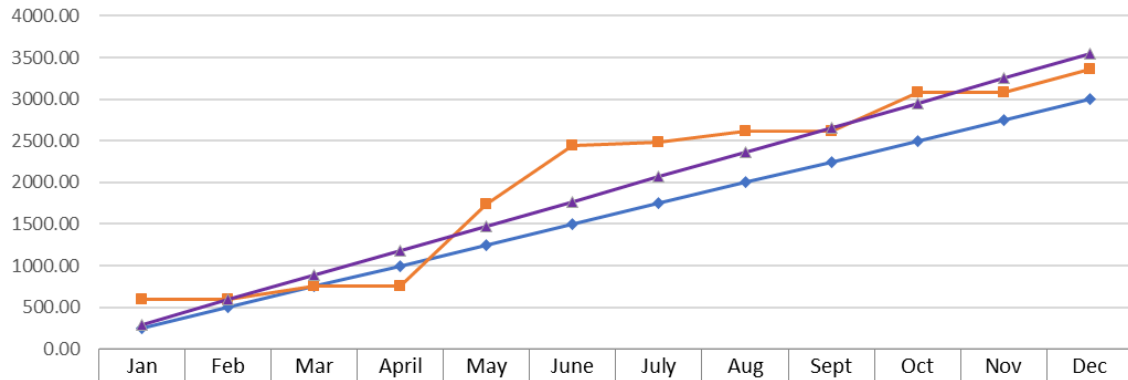
# TREASURER'S REPORT

## FINANCIAL OVERVIEW Cont'd

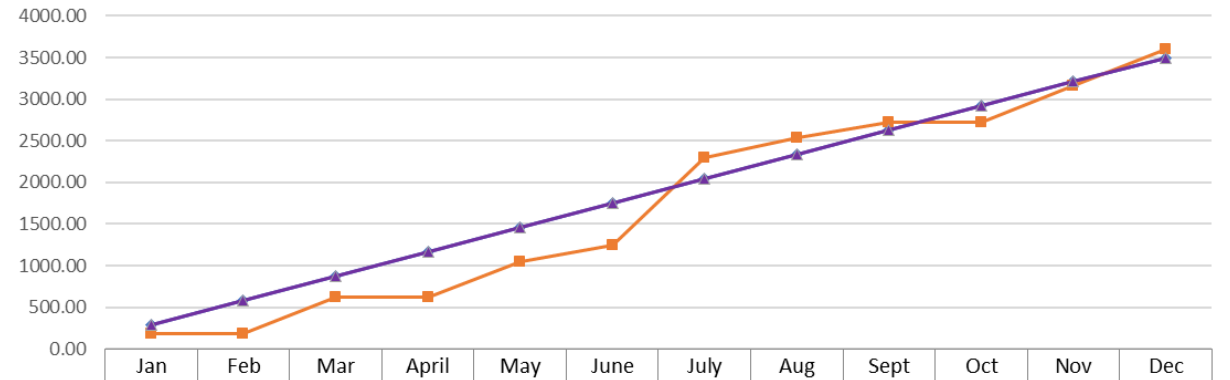


Michael Derbyshire, *Treasurer*

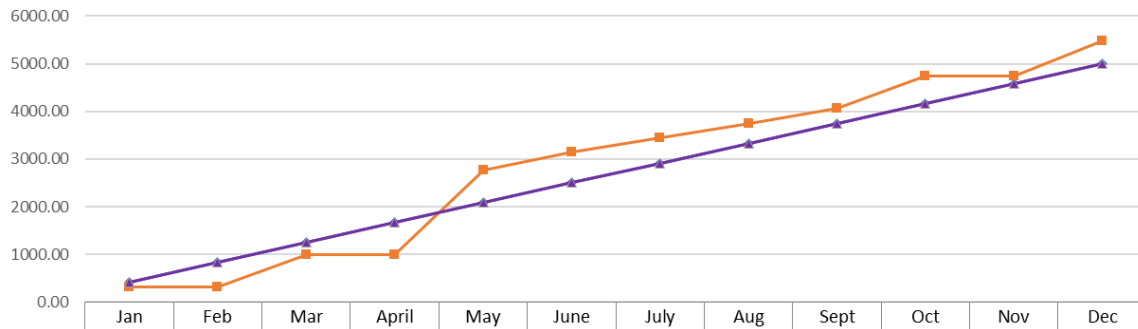
### 623 - General Maintenance & Repair



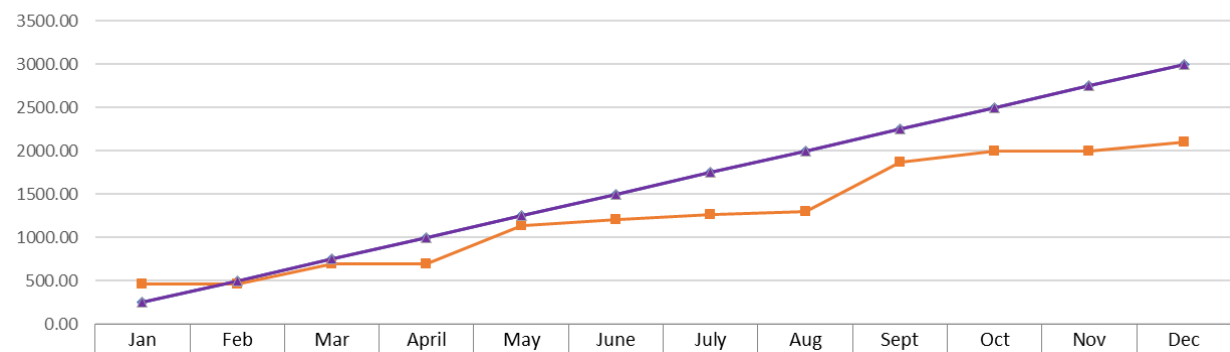
### 618 - Fertilizer / Pest Control



### 616 - Irrigation



### 655 - Postage



# ACRC COMMITTEE

NUMBER OF PROJECT REQUESTS IN 2024

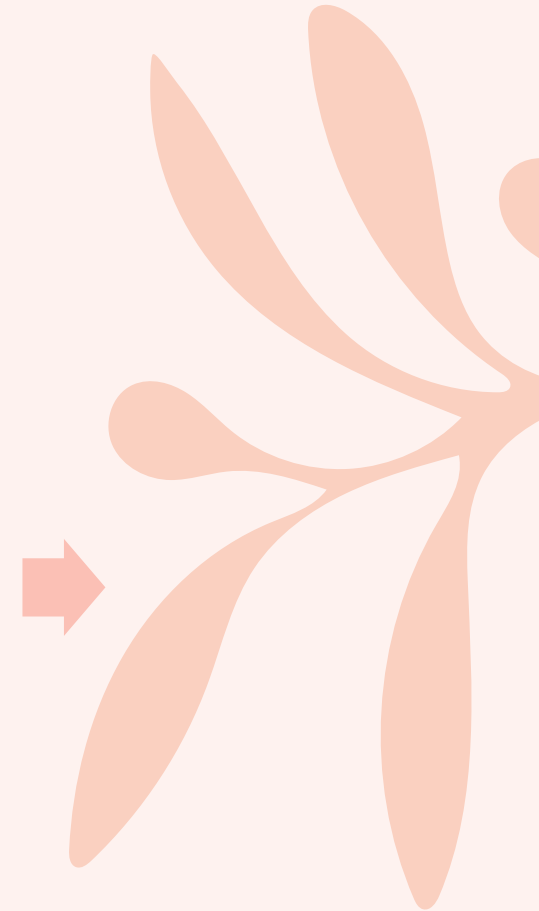
175

NUMBER OF VARIANCE REQUESTS IN 2024

4

NUMBER OF DENIED REQUESTS IN 2024

3



# LANDSCAPING & MAINTENANCE

## KEY HIGHLIGHTS



### • Major Repairs

- Replacement of Rusted Drain Grates - **\$4,050**
  - Used Volunteers to Remove Old and Install New
- Cleaning & Repair of Front Entrance Electrical Panel
  - Caulking Around Brakers
  - Rusted Lower Junction Box
  - Faulty Breakers
  - Lowest Bid - **\$1,750**
  - DIY Parts **\$672** - Savings **\$1,078**
- Repaired Panel Covers at Gator & Crane Lakes
  - New Breaker Box Bid - **\$1,885**
  - DIY Parts and Paint - **\$11.00** Savings - **\$3,759**

# LANDSCAPING & MAINTENANCE

## KEY HIGHLIGHTS



### • Major Repairs

- Zone 1 Sprinkler System Repair
  - Vendor Repair - **\$475**
- Zone 1 Panel Rusted and Faulty Breakers
  - Repair Bid **\$1,400**
  - DIY Replacement Parts - **\$79**
  - Estimated Savings - **\$1,321**
- Crane Lake Fountain Repair
  - Replacement - **14,000**
  - Repair - **\$630** in July 2024
  - Additional Repositioned after Hurricane
  - DIY Cost of Material - **\$70**
  - Estimated Savings **\$570** or **\$14K if replaced**
    - **\$28,000** if we had to replace both fountains



# LANDSCAPING & MAINTENANCE

## KEY HIGHLIGHTS



### • Minor Repairs

- **Flag & Rope Replacement**
  - Material \$38
  - DIY Savings **\$70**
- **Gate Paint & Repairs**
  - DIY Parts - **\$60**
  - Labor Savings - **\$500**
- **Trim and Weeding at Lakes and Wild Cinnamon**
- **Total Savings Achieved - Over **\$9,200****
  - Counting **364** Volunteer Hours
  - **364 x \$34/hr. (APM) = **\$12,376****

### • Additional Achievements

- **Completed Community Maps**
  - Included Utilities Infrastructure
- **Updated Landscaping Contract**
  - Added more details
- **Created Working Relationship with Brevard County Roads & Bridges**
- **Future Projects**
  - Use Reserve Study to prioritize projects to address lake erosion
  - Add Sprinkler Zones to Community Map
  - Continue Routine Inspections to Identify Potential Failures to Repair/Replace

# NEIGHBORS HELPING NEIGHBORS COMMITTEE



- Chair - Dir. Scott Webb
- Co-Chair - Cindy Fetchko
  - Estimated Total Volunteer Hours - 364 x \$34.00/Hr.(APM) = **\$12,376 Saved**
  - Number of NHNC Volunteers - 23
  - Projects Completed - 21
  - Including Hurricane Prep and clean up for multiple homes



# WELCOME & DECORATING COMMITTEE



## Key Highlights

- Number of Volunteers Baking Goods: **12**
- Number of Newcomers Welcomed: **13**
- Community Welcome Activities:
  - Apple Cider Social
  - Hot Cocoa Social
- Newcomer Welcome Activities
  - Welcome Kits
  - Welcome Baskets
    - Delivered a basket with baked goods and a printed materials about our neighborhood and our community to each new homeowner
  - Buddy Program
  - Christmas Lights Contest





# THANK YOU

**Al Lopez**

Pineda Crossing Homeowners Association

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# PRESENTATION QUESTIONS & ANSWERS