

2022 Annual Homeowners Meeting

Forest Brooke HOA Activities Review

- ***Leyland Cypress Removal Project***
 - Removal of 52 Leyland Cypress Tree
 - Tree / Stump Removal
 - Replace with Emerald Green Arborvitae
 - 142 Emerald Green's Planted
 - Mulch Installed
 - Total: \$41,964

- ***2022 Repairs/Replacements/Upgrades***
 - Stop Signs To Be Replaced
 - Pool and Parking Lot Lights Repainted
 - Pressure Washing of Pool Area
 - Toilet Seat and Pool Ladder replaced
 - Clean Entrance Area with Removal of Green Shrubbery
 - Leyland Cypress along Bluffton Springs – Replaced w/ Emerald Green's
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- ***2023 Repairs/Replacements/Upgrades***
 - Sprucing up the Pool / Tennis area by removing all the 15year old bushes and redoing a few things as it is fast getting the feel of a rundown place
 - Changing the Landscaping company
 - Front Entrance Monument Signs
 - Front Entrance Landscape Lights
 - Home owners that are consistently violating community norms / HOA guidelines such as lawn maintenance
 - Home owners building or changing anything exterior to their homes without HOA approval
 - ARC Committee filling up vacant positions / Any other committees we need
 - Playground Enhancements – Researching

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Financial Report

- **2023 Annual HOA Fee of \$1,500 increased by \$50 Per Quarter**
 - **Annual Assessment – made up of 3 main pieces**
 - Annual Operating Expenses - 2023 – \$142,500
 - Saved \$1,300 by switching phone providers
 - Sewer charges - 2022 - \$55,200 – 2023 - \$60,400
 - Our Sewer Service is **not** county service
 - Increase of +\$5,200 from YoY
 - Sewer Service is by Big Creek Utilities
 - Attorney reviewed in 2011, and we are locked in
 - Water Expenses - 2022 - \$5,000 – 2023 - \$9,935
 - Increase of \$4,935 YoY
 - Reserve Funding transferred - \$3,000
 - Reserve Study completed 2011 & posted on website
 - We have over \$88,000 in Reserve Account
 - \$26,000 in our Emergency Fund
 - Operating Account \$17,000
 - Total: \$140,000
 - **Communications**
 - **Facebook** – keeps you current on Forest Brooke news
 - **Heritage Portal (Vantaca)**
 - Continued using Heritage's Email 'Blast' capability
 - Each Homeowner should be set up on Vantaca – with Emails
 - **ForestBrookeHOA.com – New Website**
 - Documents folder, Email to HOA
 - **Open Discussion and Q&A**
 - **Vote for Board Members**
 - 2 positions open
 - Nomination and Introduction of volunteers
 - Michael Barron (current President)
 - Dennis Holcom (current Vice President)
 - Prashanth Medishetty (current Vice President)
 - OPEN – Kyle Garrett (current Treasury)
 - OPEN – Kyle Hutcheson (current Secretary)
 - Vote by Ballot (1 vote per homeowner family for each of 3 open positions)