



The Terraces at North Pointe  
**Homeowners  
Association**

**Annual Meeting December 7<sup>th</sup> 2014**

In Attendance: Eric Clark, Kelly Godbey, Donald Ringled, Bill Logsdon, Gregory and Adrianna Seaman, Janine McCann, Dan Weatherby, Cindi Read, Mike Conrad, Jim Eriksen, Darcy Allen, Marcos Sola Cruz, Cindy Snook, and Robert Hendrickson.

Topics of Discussion: Election Results, Treasure's Report, Block Captains, Speeding on Halifax and Calgary.

Election Results: We had twenty four ballots returned and all current Board Members were reelected with the exception of Darcy Allen who will be moving in the near future. Marcos Sola-Cruz was elected as our Vice President. Marcos volunteered as a write-in and there were no other nominations or write-ins for any board position.

Treasure's report: Forwarded

Block Captains: Ron and Paula Shoup are Block Captains for Regina ct. Gregory and Adriana Seaman are Block Captains for Ottawa and Halifax It seems we do not have Block Captains for Winnipeg and Calgary. We will be addressing this issue in the near future and volunteers are requested.

Speeding: This issue comes up at every meeting for discussion. We understand that many of the cars that are speeding are non-residents cutting through to avoid the light but it's also reported that some residents are also speeding. We seem to have more young children living in the Terraces and it's everyone's responsibility to drive safely and courteously. Speed bumps/humps are an option but not one that is desired by most residents. It also lowers home values. In the near future we will be asking Melbourne Police Department to assist us with this issue and it would be unfortunate if any of our residents were to be cited for speeding. Please pass this information on to anyone living in your home who drives and guest coming to visit.

This meeting started at 7pm and adjourned at 7:45pm.

Robert Hendrickson, HOA Secretary

HOA Website Address: <http://www.terraces-northpoint.com/>

## **Terraces Homeowners Treasurer's Report: December 5, 2014**

The Terraces at North Pointe Homeowner's Association is in stable financial shape at this time; December 6, 2014. Total assets as of \$14,470.16 exists in two forms; a checking account with a current balance of \$12,194.41 and a savings account with a current balance of \$2275.75. Both accounts are with Wells Fargo bank Lansing Square branch located on Wickham Road Melbourne, Florida. The savings account accrues approximately .06 cents interest per month. All received bills have been paid. Presently **all** 51 homeowners are fully paid with respect to Terraces at North Pointe Homeowners 2014 Annual Dues. (Thank you from your Treasurer.)

### **Primary recurring expenses/bills incurred by the HOA include:**

- \*Liability Insurance paid for 2014: \$1241.79 to Ranew Insurance Agency for Mt. Vernon Insurance Company package - (January 29, 2014 - January 29, 2015.)
- \*FPL electricity bills for entrance way lighting and commons grounds pump. Budgeted monthly cost is \$35.00
- \*Ralph Miller (Lakes Alive) retention pond maintenance increased this year to \$105.00 from \$85.00 due to an increase which was approved by HOA president May 2014.
- \*Expert Pest and Lawn Control budgeted \$1230.00 per year for six applications at \$205.00 each/pesticide/ weed and feed commons area.
- \*Dan Jeffrey lawn service commons area budgeted \$4200.00 year. Payable monthly \$350.00.
- \*Florida Corporation filing fees \$61.25 payable to Sunbiz.org
- \*Brevard Excavating fees for pond excavation \$4700.00
- \*Web site fee \$46.99 payable to Marcos Sola-Cruz
- \*bulb replacement (HOA entrances) \$150.00 year
- \*office supplies (stamps, paper, ink) \$100.00 year

**Estimated Yearly expenses** are \$8700.00 and our estimated HOA dues yearly income is \$12,336.00.

**Additional Income \$50.00** two home sales Estoppel Cert. fees of \$25.00 ea. Ref: 3210 Calgary Street and 3211 Ottawa Court

All homeowners are respectfully requested to provide a current email address to facilitate communication. Please send to treasurer: [cindylynn2@yahoo.com](mailto:cindylynn2@yahoo.com)

The Treasurer requests acceptance of this financial report.