

ASSOCIATION NEWS November 2015

BUILDING & GROUNDS COMMITTEE MEETING

Monday, Nov 9 at 10 AM in the East Brandywine Hall.

FINANCE COMMITTEE MEETING

Friday, Nov 13 at 10:00 AM in the East Brandywine Hall.

BOARD OF DIRECTORS MEETING

Tuesday, November 17, at 4 PM in the Brandywine Hall.

TOWN HALL MEETING

The Town Hall Meeting is scheduled for **Tuesday, November 17** immediately following the Board of Directors Meeting. This will be the time to review the information in the Annual Meeting packet and have your questions answered.

ANNUAL MEETING

The Annual Meeting will be on **Tuesday, December 8, 2015 at 7:00PM.** Your Annual Meeting packet will be in the mail to you. Vote, sign, and return your proxy to the Office or Gate as soon as possible. Proxies will **NOT** be accepted at the meeting after the meeting is called to order.

THANKSGIVING HOLIDAY SCHEDULE

Thursday, November 26– Office & Maintenance Closed

Friday, November 27– Office & Maintenance Closed

Recycle Pick up: Tuesday November 24

Trash Pick Up: Mon Nov 23 - Wed Nov 25 - Fri Nov 2



***RECYCLE PICK UP HAS BEEN CHANGED TO EVERY TUESDAY (INSTEAD OF WEDNESDAY) EFFECTIVE NOVEMBER 3, 2015**

Association Questions and Answers:

Reserves – The state of Florida requires that condominium boards of directors establish adequate reserves, and they recommend that homeowners association (HOA) create reserves as part of the budget year.

Q. Can items, never in the community, be purchased with the reserve fund?

A. No, reserves can only be used for the items that are already there. For example, replacing, adding, and adjusting pool equipment deficiencies to come into compliance with current laws. If a gazebo were added to the grounds, the residents would have to vote to approve it and agree to where the funds to pay for it will come from.

Q. What are some of the changes in the law?

A. Community Associations are now authorized to conduct membership votes and elections via the Internet-based voting system, provided that the member consent is obtained. This is something being looked into and needs preparation by the association's manager and BOD before it's possible to be put to use.

Q. Why bother with the Documents and Procedures?

A. To keep current and to avoid answerable questions found in the documents, plus it helps committees keep continuity with their meeting agenda.

Read the association newsletters and visit the community website. Review the annual budget and notices. If an amendment to one of the governing documents is proposed, educate yourself by reading and understanding the governing documents and the reason for the proposed change.

Audrey Murphy