

Aberdeen Community Update

April 24, 2018 Annual Meeting

Objectives/Strategy/Tactics

Finances

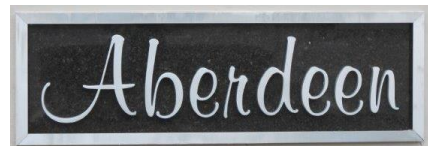
Infrastructure

Landscaping

Good Neighbors

The Board's Objective

- Help Raise the Value of Aberdeen Homes



The Board's Strategy

- Help Make Aberdeen A Preeminent Community in ELW



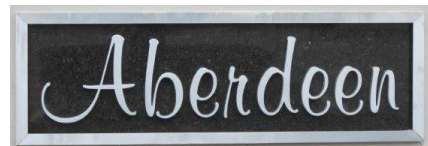
The Board's Tactics

- Significantly increase the community look of Aberdeen
- Generate the most visual value for the least amount of spending
- Make the best use of Aberdeen's quarterly dues and reserves
- Avoid an Aberdeen assessment, as possible



Finances

- Acceptance of HOA fee by \$20/quarter – thank you
- Excellent short term cash position
- Strong long term reserves and being built
- Possible assessment coming for pond repairs



Pond repair issue

Aberdeen was notified by Pinellas County in July 2014 that one of our ponds had a broken water filtration system that must be repaired

Pond is jointly owned by ELW Country Club

Permitted in late 1980s to require an underdrain filter system

SOUTHWESTERN SIDE OF POND



Exposed Underdrain pipe



Exposed Underdrain pipe



Exposed and Broken Underdrain pipe



Infrastructure

- The pond
 - Unsure of next possible steps
 - County timing?
 - Solution?– need expertise
 - Accept expertise
 - Bids
 - Permit
 - ELWCC shared ownership discussed
- Our gates and motors
 - Need overall status
 - Gates
 - Motors
- Light poles/mailboxes
 - Continuing repairs



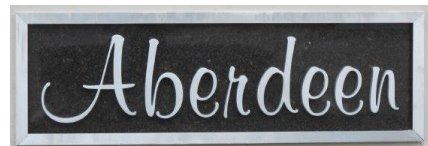
Landscaping Background/& Request

- Freeze – lost plants
- Area Pines -- dying
- Entrance Conical Podocarpus -- doing well
- Your yards
 - Constant Upkeep
 - Tasteful color as possible
 - Specimen trees as possible



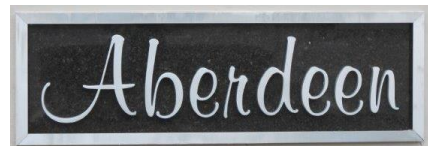
The Common Good

- Shared values as Aberdeen citizens
- Respect for each other
- Respect for the community's look and feel



Good Neighbors

- Good Neighbors -- Care
- Good Neighbors -- Follow Rules
- Good Neighbors -- Respond Respectfully
- Good Neighbors -- Talk to Neighbors
- Good Neighbors -- Know That Neighbors Change



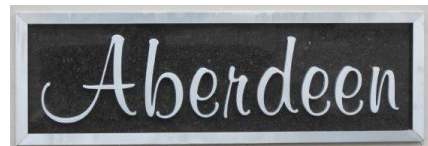
Good Neighbors

- The Basics
 - Aberdeen depends on good neighbors
 - M&A does a monthly drive around
 - Violation letters are sent
 - Lawyer letters are sent if necessary
 - Fining is a community future issue
- Recognize our limited board and M&A capabilities
 - No visual data base
 - Risks/rewards of legal budget



Board Communications

- Monthly Meetings
- Quarterly Update Letters
- M&A Accepts and Reports All Communications
- Your Issues Tonight



Finances

- Good short term cash position
- Long term reserves being built
- Attempt to keep HOA fee as is – no promises
- Probable assessment coming for pond repairs



Aberdeen HOA Financial Update - *highlights*

- Even with a significant expenditure on wall repairs/repainting, cash in our reserve account actually increased by \$4,300 to \$228,900. This is money from your dues being set aside for all future capital projects (gate replacement, eventual road resurfacing, etc.)
- Your board addressed a number of other (non capital) repair issues in 2017, and as a result had a net budget overage of \$31,000 (around 13% of the total operating budget).
- Our operating cash position is still healthy, with \$74,600 in the bank at 12/31
- Past due receivables are in excellent shape (better than they have been in years), due to the favorable resolution of troubled properties
- Based on the expectation of continued maintenance expenses and to keep our future reserves healthy, it was necessary to increase dues by \$20/qtr.



2018 Aberdeen Budget

27% of dues (\$87,600) are going into reserves. The balance is budgeted as follows:

Services and Utilities

ELWCA	\$ 106,000
Refuse	\$ 44,000
Grounds Maint/lawn	\$ 41,120
Rep & Maint	\$ 12,543
Utilities	<u>\$ 5,045</u>
Total	\$208,708

Administrative

Mgmt & Assoc	\$ 17,820
Admin	\$ 5,500
Uncollectibles	\$ 2,000
Insurance & Tax	\$ 4,561
Legal	<u>\$ 1,800</u>
Total	\$31,681

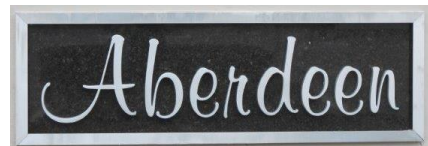


Reserves

Around 27% of dues are set aside (in Reserve accounts) for capital repairs and improvements. Here are examples of expected use of these reserves over the next 15 years:

- Repair filtration system in one pond
- Gate / access system replacements
- Lamppost/mailbox replacements (2025)
- Road repaving (2027) & rejuvenation

Note: all dates are very rough estimates at this point



Board of Directors Elections

Aberdeen has a seven member board of directors. Three board seats are now vacant:

- Jodi Leisure (moved)
- Jeff Woll (president, not seeking re-election)
- Tracy Jackson (treasurer, also not seeking re-election)
- David Phillips) is up for re-election

Three people have nominated themselves for the three empty seats and are elected by acclamation

- Mark Felderman
- Jack Picker
- Bahaa Tawfik



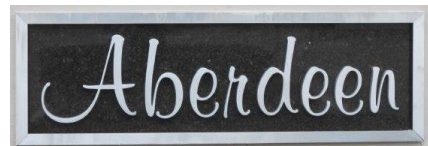
Let's keep Aberdeen amazing...

- If every one of us follows a few common sense guidelines, it will help maximize the curb appeal and enjoyment of our community for all!
- These fall into a number of areas:
 - Aberdeen's tree canopy
 - Exterior / yard upkeep
 - Responsible pet ownership
 - Parking
 - Proper trash disposal
 - Prior approval of any changes to one's exterior /yard



Aberdeen's pines

- Pines and other tall trees add to Aberdeen's appeal, but our slash pines are nearing the end of their life spans
- Any dead pines are best removed quickly, once approved
- Aberdeen HOA board is making the best of the situation:
 - Reminding everyone of the need to obtain HOA approval for ANY material exterior change, including tree removals
 - Note: Pinellas County approval also required for any larger tree removals
 - Expediting HOA approval of removal of truly dead pines
 - Encouraging **everyone to plant** ornamental trees with similar height potential



Pressure clean roofs, sidewalks and drives when significant mildew appears. Don't forget your valley (Miami) curbing



Aberdeen

Fertilize your lawn if not really green, and treat weeds (and chinch bugs / grubs later in the year)



Aberdeen

Adhere to watering restrictions

- Only one day per week (if on ELW Water), based on last number of address
 - 0,1 – Monday
 - 2,3 – Tuesday
 - 4,5 – Wednesday
 - 6,7 – Thursday
 - 8,9 – Friday
 - Only between 7:00 pm and 7:00 am
- Remember, ELW Water's supplies are extremely limited each Spring, until rainy season begins mid to late June
- If on city water, please abide by Pinellas County's restrictions



Keep your trees trimmed and free of dead branches and seed pods



Aberdeen



Aberdeen

Treat weeds in drives, around lampposts and in landscaping



Aberdeen

Make sure flags are not tattered or badly faded



Aberdeen

We all love our pets, but again, common sense should prevail . . .

- bag ALL waste regardless of where it occurs (otherwise runoff into ponds and waterways is contaminated)
- Don't leave waste for the return trip or in golf course receptacles



Aberdeen

And don't let your dog(s) become a noise nuisance or threat to others



Aberdeen

Keep cars garaged, rather than permanently on the driveway. Keep sidewalks clear of parked cars.



Aberdeen

Please don't feed the deer. Report it if you see anyone doing so...

Pinellas County
codes forbid molesting,
feeding, or releasing wild
or non-native animals
within Pinellas County.

This prohibition includes cats. A person convicted of a violation of this code shall be punished by a fine not to exceed \$500 or by imprisonment in the County Jail for a term not exceeding 60 days or by both such fine and imprisonment.

Aberdeen

Additional items to keep Aberdeen amazing

- If you bag yard trash, keep it out of sight until the evening before pickup. Then, make sure it's properly bundled and within the allotted amount
- On trash day, keep food trash in garbage cans – otherwise birds and animals will spread the trash everywhere
- Remove any lawn treatment signs within one day
- Pick up any litter
- Stop at all stop signs, and abide by speed limits



Violation Enforcement process

- The various items listed here aren't just common sense – many of them are also deeded covenants (legal requirements of home owners)
- Our goal is everyone following these guidelines all the time
- But if we see an issue, or see a material exterior change not approved, we will inform the homeowner in writing
- Once the issue is logged and the owner notified. . .
 - the homeowner must address the issue within a reasonable amount of time.
 - If not, stronger warnings will be provided.
 - If still not addressed, the issue will be referred to our attorney for further action.



Some priorities for 2018 - 2019

- Comprehensively address mailbox light issues
- Identify new gate system and timing
- Common areas:
 - Create time phased plan for clearing out unwanted vegetation
 - Evaluate whether current gate landscaping is optimal
- Holiday decorations: address electrical issues and cost effective installation
- Evaluate potential pond filtration solutions and cost
- Evaluate violation enforcement process

Volunteers on any of these would be welcome!



Examples of unwanted vegetation



Aberdeen

...unwanted palmettos



Aberdeen

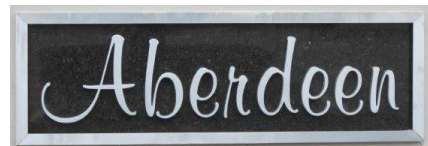
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Aberdeen

2018 Dates to remember

- April 24th
 - annual meeting
- 2nd Monday of each month
 - board meetings at 5:00pm, ELWCC



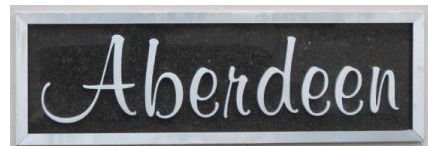
Closing comments

Aberdeen is in a healthy position. But to maximize home prices, everyone needs to keep their property in showcase conditions

Abide by the updated covenants.

Fees are due on the first day of each quarter. Try to pay on time to avoid interest and penalties

Get involved in the community. We would welcome volunteers to help on any front!



Questions?

Aberdeen