



BOARD OF DIRECTORS' REPORT

Power Washing Offer

Professional Exterior Services, the company that power cleaned our perimeter wall and sidewalks and who has cleaned several homes within our community is offering a special deal to home owners who may want to have their homes, privacy walls and walkways power washed. Prices listed below indicate the cost determined by the number of owners contracting to have their property cleaned. A dozen house have already signed up and this does not include homes that have already been cleaned prior to this offer but whose number will be counted in the final price charged to each homeowner who now signs up. If you are interested in participating in this program, please call Frank Scala at 561-635-3156

# of Houses	Cost		
1-10 Homes	\$90	11-20 Homes	\$85
21-30 Homes	\$75	31-40 Homes	\$60
41+ Homes	\$50		

New Board Elected

The Annual Shareholders' Meeting was held on February 24, 2009 at Ibis Country Club. Four candidates ran for a seat on the Board to replace three seats of members whose terms were finished. Running for election were John Ali, current board member, Pam Bates, the current Treasurer, John Costas and Frank Dissesso.

The new 2009 Board is:

Bob Bradley - President
John Costas - Vice-President
Marjorie Schnier - Secretary
Pam Bates - Treasurer
John Ali - Director

Please Keep off the Grass and Drive Slowly

The Board has received a few concerns and complaints about two issues. We bring it to the attention of the community so that we can resolve what may be simply an oversight.

One complaint is that some residents and/or their guests are parking their cars and SUV's partially on the grass when they park in the street. Firstly, lawns are damaged by the tires. Secondly, the irrigation pipes lie shallowly below the grass and have been damaged or broken. We ask you to be more observant when you exit your car to check to see that your tires are not on the lawns. Also, when company arrives please ask them to be careful as well. It would be most appreciated.

The other concern is residents driving too fast through the community. While we have posted speed signs, some residents so ignore them Please be aware that we have residents who do walk around in the roadway for their exercise as well as having young children who bicycle and play in the street. Please, do not drive faster than the posted 20 mph.

2008 Landscape Report

For approximately \$13,000 a month, or about \$91 monthly per household, our homes, common areas, and street median have their landscaping needs met. That includes cutting of the lawns 42 times a year; the trimming and weeding of shrubs and hedges monthly; the application of fertilizer quarterly; the application of pesticides and fungicides to all landscaping; trimming of palm fronds to a height of twelve feet; and application of herbicides to our driveway pavers, community sidewalks and roads.



2008 saw several changes in how the Association approached landscaping. Active oversight was imposed by the Board and consisted of the appointment of Hank Rosely as the liaison between Seacrest's landscape supervisor and the Board. Mr. Rosely met with Andrea Hanlon of Seacrest weekly to review work orders, to evaluate performance, and to inspect shrubs, plants and trees. In addition, Board member Marjorie Schnier was appointed as a liaison to the community in order to audit our residents in the evaluation of Seacrest's performance and attentiveness to their requests.

The budget only permits \$2500 quarterly for tree, shrub and plant replacement for the entire community, including all the common areas as well as the outside perimeter of Northlake and the median of the road. The Board implemented a competitive bidding process that enabled it to retain an arborist to trim our oaks and palms at a cost lower than budgeted. In addition, through competitive bidding, the Board was able to replace approximately twenty palm trees and 170 shrubs and plants for under \$8000 for the year.

Any resident seeking new plants as replacement must place a work order through Seacrest. The landscape supervisor will inspect the site, discuss the request with the Board liaison and, if approved for replacement, place the name of the resident upon a waiting list. Since 142 homes compete for the quarterly budget of \$2500 as well as the common property needs, it often takes a few years to have these plants replaced. Several owners, including 4 out of 5 board members replaced their own plants and palm trees at their own expense rather than wait.

2008 Annual Treasurer's Report

By Pam Bates, Treasurer

Carleton Oaks ended 2008 with a positive budget variance.

Much focus in 2008 was placed on obtaining competitive bids for services. This resulted in providing services

BOD's Report Continued

at costs less than budget. This helped to offset other costs which were over budget.

Accounting processes were changed to address and finalize some of the outstanding audit items from the previous year: allowance for uncollectible assessments and a separate account for security deposits.

The most significant procedural change in 2008 was the handling of delinquent accounts. Quarterly assessments are the financial lifeblood of the community. In 2008 legislation was passed which made it more important than ever to tighten the waiting period before sending an account to collections. The Board voted to implement our attorney's recommendation and shortened the waiting period from 70 to 45 days before an account is turned over to our attorney for collection. The Board also voted to shorten the late fee date from 30 to 15 days.

In 2008 the allowance for uncollectible assessments cost each household \$69 a year. In 2009 that figure rose to \$130 a year. Our auditor's chose to write off \$20,000 worth of bad debt expense for 2008. To put this in perspective, Carleton Oaks entered 2008 with seven households in collections. Two households exited delinquency. Two households foreclosed, were sold and the Association collected 100% of back due assessments. Only two new homes for all of 2008 were sent to collections. So for the time being our rate of delinquencies is decreasing. To date we have recovered 100% of back due assessments.

Our top three budget expense categories are landscaping, irrigation and cable TV. In an effort to control irrigation costs in 2009 Carleton Oaks has hired an onsite maintenance man who will perform wet tests and replace broken sprinkler heads. While labor costs remain the same for irrigation, Carleton Oaks is now purchasing its parts directly from a supplier. This should result in a cost savings of approximately 50%. It is anticipated that this will help save around \$11,000 a year. This should also provide a more timely response to repair broken sprinkler heads.

Carleton Oaks has a bulk service contract with Comcast so each household enjoys approximately a 50% savings on providing basic cable TV service to the home. Current retail pricing for home Cable TV is \$54.45 monthly. Carleton Oaks homeowner's pay \$29.63 per unit.

Since 2007 the budget has increased by about 3.5 % a year. Some questions have arisen about what happened to the savings realized by eliminating the maintenance of the preserve from our budget. Over two years the inflationary increase of 3% on a \$400,000 budget effectively cancels out the "savings" of the preserve maintenance line item. Additionally, in 2008 approximately \$10,000 was added to the budget to cover the allowance for uncollectible assessments and this was increased to \$20,000 in 2009 on advice of our accountant and auditor.

In 2009 the Board considered nine potential expense budget items to address areas of need that have been expressed by the community. Of those nine three were added to the budget at a total cost of \$19,000. The Board also voted to offset half of that cost by voting to eliminate pruning our Oaks this year.

The Board rejected adding six of the nine proposed additional expense items. Had all the proposed items been added they would have increased the budget by another additional \$50 per quarter.

Two of the items which were not approved are noteworthy. The first is the funding of the Associations reserves. A professional study has not been performed and the previous Board approved goal for reserves is being under funded by nearly \$18,000 a year.

The second is that the Board did not approve an increase in the number of management hours provided by Seacrest. Currently Carleton Oaks only receives 5 hours worth of paid property management per week. It was proposed to double the management time. This would have added to the cost to each household of an additional \$18 per quarter. Board members, officers of the Board, and volunteers in this community are augmenting the five hours of Seacrest Management with what is estimated to be about an additional 50 man hours weekly. Funding to replace those hours would cost the Association an additional \$100,000 a year.

Four of the five current Board members are retired and are able to contribute their personal time more than if they held full time positions. When they have finished their tenure it will be a challenge to hold down the expenses for management.

Additionally new legislation regarding reserve funding has a high likelihood of increasing the monies needed to fund our reserves.

UPCOMING MEETINGS

Architectural Control Committee (ACC) Thursday, March 5 - 6 p.m. Carleton Oaks Clubhouse	Architectural Control Committee (ACC) Thursday, April 2 - 6 p.m. Carleton Oaks Clubhouse
HOA BOD Meeting Thursday, March 12 - 7 p.m. Carleton Oaks Clubhouse	HOA BOD Meeting Thursday, April 9 - 7 p.m. Carleton Oaks Clubhouse

Please contact Rebecca Seelig at 630-7016 or email her at rebecca.seelig@gmail.com if you would like to add a story or tid-bit to the next newsletter.

