

Budget Workshop - FP1 and FCM budget

Date: 11-10-2023

Time: 4:00 PM - FPI / 5:00 PM

Place: AmeriTech, 24701, US Highway 19N, Suite 102, Clearwater, FL. 33763

In attendance:

FP BoD1: Connie, Don, Martin and Angie (Ameritech)

FP2: Dann, Bill and Brad.

Zoom: Lou

Meeting called to order by Ameritech @

Review of 2023 FPI Budget.

Review of proposed 2024 FPI Budget

Review of FPC 2023 Budget

Review of proposed FPC 2024 Budget

Following discussions took place in consultation with FPII

Discussions of proposed allocations and 2024 priorities:

Fence to replace shrubs (Evans and Elm)

Building 100 engineering Issues

Pool repair - Leaks and pool deck safety

Pool Water Leak detection

Pool Services Contract

Janitorial Services Contract

Landscape Services Contract

Fertilizer

Discussions pertaining to a proposed meeting with pool repair vendors (2)

Spectrum proposal

Dry Wall Repairs

Power Panel for meter replacement. TBC

Rust Chemical pump

Sidewalk cleaning and grinding.

Meeting adjourned @

November 15th, 2023

Board quorum (Bob Kelly)

Forest Park II was at the beginning of this meeting.

-discussed to waiver audit.....waiver to 50.....23 proxy short. for financial statement...cost 800.

90 days proxy vote waiver. Attempt to seek additional votes.

-Insurance for forest park II going to the account. The info will be provided by this week.

Operating Budget

-lawn service questions....3600 fertilizer and bug treatment has increased.

-question about umbrella insurance question- everything is lumped together.

Dawn: question on sidewalks and grinding in the budget?

pools questions....leak was addressed. Pool will be opened by the end of the week.
Martin asked if the deck pool safe...yes.

7:18 recessed meeting for forest park II

7:19 Forest Park I meeting

Martin and Lou on zoom

- address the money that has to be paid back to Forest Park II.

December 8th, 2023

Notes: This is when we did the following:

Functions and duties:

President: Martin elected

Vice President: Connie Seeley

Don: treasurer

Lou: Secretary/Director

resident present: Dale Schleder

Roles and Responsibility

Secretary: notes

Treasurer: budget

We voted on the property Manager can proceed with certain items under \$2000.00.
voting on items by email and text messages within 24 hours.

"When emails and text messaging sent to board members we must reply within 24 hours,
yes or no.

topic: Interview new ownersinforming them of the website and rules.....a welcome
package.

Going over interview points with new owners.

direct concerns to the property manager.

Lou was asked if he would do this with a new owner by Martin.

Unfinished wind mitigation; forest Park I , 2118, 2139,2129 and 2119 have to been done.
Need to be done to save on the insurance.

-Wind migation five years roof- 10 to 15 years was asked.

-Contact Chris on warranty and expectations of roof.

-Lou work with Angela to confirm roofing questions.

- Insurance names, Wallace Welch, Willingham, Shauna Martinez

asked for the phone number to call the insurance company.....7272-522-7777

-Building structure concern 2119.....6 to 12 weeks to examine the structure.

-safety of owners, a walk around to exam other buildings for safety reasons.

12/18/2023

call to order-6:30pm ,

certify Quorum of board- was met,

proof of notice of meeting change was posted on the bill board two days before the meeting and on forestpark1.org,

vote to waive the reporting requirements. accepted by attendees,

board approval of 2024 annual budget passed by the board needs 23 proxy votes in 90 days,

other business 574.20\$ return to fp2 charged in error.

lawn service of 36,000 is also for fertilizer and seed

clean and grind sidewalks to be done after estimate.

pool safety was discussed and further evaluation is need for the pool deck.

adjournment: 7:18

12/18/2023

call to order 7:29pm

att. Angela, Robert of A T

-Don, Connie, Martin, Louis B M.

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proof of notice of meeting posted on bill board two days prior also on forestpark1.org.

vote to waive the reporting requirements.

excepted: board approval of 2024 annual budget.

passed by the board need proxy vote by 90 days from the community.

adj. 8:15pm

12-18-2023

New Business:

honest conversation about not having a management company.

-self management or management company.

-pool contract

-backwash

Clean waves pool service was approved by Don, Connie, and Martin

fountain replacement.....Lake doctors

-find out what the problem is with the pond.

-equipment, LSD lights

-table fountain replacement, need more info

-Spectrum cable increased by 5%

What would be placed in the portal: minutes, financials

- questions asked, 90 days delinquent on dues etc. \$25.00 for late fees.

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deck adjournment: 7:18

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adj 8:15pm

FPI & FPII Special Assessment (SA) Meeting

Date: 23.10.2023

Time: 6:00 PM

Place: AmeriTech, 24701 US Highway 19N, Suite 102, Clearwater FL. 33763

In attendance

FP BoD1:

Asha

Lou Connie Don Martin and Angie and Bob (Ameritech)

FP2: Dann Bill and Brad

Owners / Zoom

Meeting called to order by Ameritech @

Certified QUORUM

Open

discussions

Approval of Special Assessment

Adjournment

FPII **board** members invited by FPI to sit at the **meeting table** for discussions.

Ameritech presented the state of the SA for Forest Parkll **no SP as FPII had over contributed for the period 2022-2023**

Ameritech presented the state of SA for Forest Parkl **Due to increased cost in our condo insurance a SP. FPI BOD approved the amount of 26K for SA. (\$191.17 per door, payment in two**

instalments).

Following discussions that took place:

Discussions on pool maintenance and repair.

Repairs to move forward

Pool repair proposals were distributed and to be evaluated. A proposal was rejected. TWO out THREE proposals have been retained and will be **evaluated**

FPI BOD voted with the input of FPII to spend up to 45K for pool repairs.

Discussions pertaining to deck and safety.

Pool to remain closed until further notice due to black algae.

Discussions pertaining to community monthly water consumption/cost and trends

Efforts demonstrated a substantive decrease in our water consumption.

Discussions pertaining to community janitorial services.

AmeriTech will direct the janitorial to increase frequencies and alternate buildings until the reopening pool deck and clubhouse

Discussions pertaining to creation of a FPC Master Board - meeting: twice a year

Meeting was adjourned @ ?

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TBC

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grinding.

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FPI & FP II Special Assessment (SA) Meeting

Date: 23.10.2023

Time: 6:00 PM

Place: AmeriTech, 24701, US Highway 19N, Suite 102, Clearwater, FL. 33763

In attendance:

FP BoD1: Asha, Lou , Connie, Don, Martin and Angie and Bob (Ameritech)

FP2: Dann, Bill and Brad.

Owners / Zoom

Meeting called to order by Ameritech @

Certified QUORUM

Open discussions

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