

POOL/CLUBHOUSE:

THE HARBORAGE is **UNDER** budget in the amount of **(\$1,749.25)** YTD. There were no unusual expenses this month.

UTILITIES:

THE HARBORAGE is **OVER** budget in the amount of **\$5.82** YTD. No additional comments necessary.

ADMINISTRATIVE:

THE HARBORAGE is **UNDER** budget in the amount of **(\$257.25)** YTD. Expenses this month for usual charges.

INSURANCE:

THE HARBORAGE is **UNDER** budget in the amount of **(\$4.20)** YTD. No additional comments necessary.

SECURITY & GATES:

THE HARBORAGE is **UNDER** budget in the amount of **(\$3,011.74)** YTD. Payroll was under budget for the month.

RESERVES FOR REPLACEMENT:

THE HARBORAGE is showing a zero variance YTD as the reserves have been funded for the year. This is causing the YTD figure showing as a deficit due to the annual funding.

SPECIAL ASSESSMENT:

THE HARBORAGE is showing a zero variance YTD.

PROPERTY VISITS:

Are conducted on a routine periodic basis to meet vendors, board members and review property for restriction violations.

Eight fining letters were sent as a result of the last board meeting. Lots 1, 49 and 134 have not signed for their certified mail. Lots 37 and 62 returned as undeliverable. Lot 3 owner called, sprinkler system recently repaired/replaced and weeds are now being treated. Lot 63 emailed that they are in compliance. If not, they need further explanation. Lot 102 signed for certified letter on February 16 and I am not aware of any correspondence from this owner.

Several letters were mailed in early November to repair/replace light bulb on light post as it is not illuminating. **I still need to do a night visit, which is not generally part of our contract but will plan to do so after this board meeting, if not too late.**

Latest compliance inspection was done in the afternoon of Friday, March 8 with violation letters to be drafted.

A list of trailers still on the common area by the gazebo still need to be moved. Mr. Fineman reached out to management on Friday, February 8 with a list of the trailers and requested a letter be drafted, reviewed and sent to these owners. Letters were mailed along with the registration form to be completed. **Second set of letters have been mailed to those that have not complied by March 7th.**

NEW OWNERS: Closing Report Included in Financial Report

According to Sentry Records, we have received warranty deeds for the following closings that took place in February.

5560-2 Burnup to Michael & Kimberly Bruni – closed January 10

5760 Maute to Scott & Jennifer Fischer – closed January 21

5900 Byczek to William & Virginia Pettinati – closed January 31

5301 Nelson Heirs to Mark Coleman – closing scheduled February 19 – closed February 19

MISCELLANEOUS UPDATES:

We are holding a Board Certification Course in our offices on March 22nd at 9am for any board member that needs to obtain their certification. If anyone is interested to attend, please let me know and I will be sure to get you registered. This one fills up quickly! **This seminar is full, but if interested in attending, let me know if you have not already signed up. I can put you on a call list if there are any cancellations.**

Any opinions and recommendations made by your community association manager or Management Company are not a legal opinion. If your Board wishes a legal opinion then they should consult with the association's Attorney. The opinions and recommendations expressed by your manager and Management Company are based on their time and experience in the association management industry but do not constitute nor are they meant as legal opinions or advice.