



Dear Members:

September 17, 2021

I hope all of you are enjoying the closing days of summer. Here is a recap of both the September 16, 2021, Annual/Regular Board Meetings, and association projects.

Annual Board Meeting –

- The meeting was held via Zoom September 16th, 2021, at 7:00pm. The board appreciates your participating in completing the proxy, which requires a majority vote (50.1%) to hold the meeting. Paul Drey and Rick Parrino were each re-elected for three-year terms as Director of Covenants and Director of Compliance, respectively. Paul and Rick have been solid contributors on the board in providing expertise and direction. The board acknowledged the 21-day notice had been met in posting the two new resolutions per the association covenant requirement.

Regular Board Meeting -

- The board voted unanimously to approve both resolution 2021-001 (Roofing modifications) and 2021-002 (Solar Panel adoption). These resolutions will be effective in 45 days (October 31, 2021).
- 2022 Operating and Reserves Budgets were approved that included a 5.0% increase in dues. See details and reasoning below.

Dues Increase –

- The dues increase (mentioned above) of 5% takes into consideration both current expenses (Operating Budget) and future expenses (Reserve Budget). It is no secret that labor and material prices have risen substantially these past 18 months. Utility costs for water and electric have also risen. Looking back to 2008, CCOA dues have increased a total of 16.96%, which equates to just over 1% per year. This simply has not been adequate to stay ahead of inflation. The board has always been diligent in finding options to contain operating costs without compromising the value of our community assets. Preventative measures on our key infrastructure assets such as the lake, brick entrances and fountain have proven prudent in keeping long term costs down. We appreciate your understanding that this increase and any future increases are necessary to maintain the standards and ultimately higher valuation of homes in our community.

Dredging (Country Club Lake) – Country Club Lake (large lake) was last dredged in September 2014. In the next 30-60 days after the permits are secured, similar dredging by the same contractor (Superior Seawalls, LLC) will take place. The seven-year span is consistent with previous dredging's and our reserve budget. We were very pleased with the procedures used by Superior Seawalls previously and their attention to keep the streets and job site clean. As a reminder of the process, hopper barges will trek from the large lake's silt basin to the boat ramp on Country Club Blvd and then the silt will be loaded into trucks. The trucks will then be unloaded at a fill-site. Although the silt basin represents less than 5% of the lake, this is the key area to keep clean to mitigate silt from getting into the main body of the lake. Superior Seawalls have assured us that, like last time, the trucks will all be sealed and there will be no mess on our streets.

Shoreline Refurbishing – The 2021 portion of the shoreline replenishing plan was started this week and will be completed in the next few days.

Construction and Remodeling projects - continue to be highly active. Please note that Board approval is required for all resident roof replacements, erosion controls pads, sheds, swimming pools and fencing. The Architectural Review Form can be found on the website under information/rules and procedures. This form must be completed and submitted by residents prior to remodeling. The form can be found on our website, at www.clivecoa.org/Information/Rules and Procedures. Alternatively, if you have any questions about finding, completing, or submitting this form, please contact Lisa Logsdon hoamanagement@outlook.com

Financial position – Through August 2021, our financial position has a positive variance to the operating budget.

Take Care and Stay Healthy

Mark