

MARBELLA PARK HOA, INC.
BOARD OF DIRECTOR'S MEETING
November 16, 2011
ASSOCIATION'S CLUBHOUSE
at 7:30 PM

AGENDA

1. Approval of Minutes of prior meeting (October).
2. Review Delinquency Report.
3. Association's Financials.
4. New Towing Company contract.
5. Review and discuss new landscaping proposals.
6. Workers Compensation Up-date.
7. Approval of Florida Status 720.306 as presented at the last board meeting.
8. Budget Approval
9. Litigation update re: Mager & Mager, PA.

In the interest of time and fairness, we ask that all Members' Comments be held until the appropriate time in the agenda. Everyone will have the opportunity to speak. Thank you!

Posted: 11/14/11

OCTOBER 19, 2011
ASSOCIATION'S CLUBHOUSE
at 8:00 PM

AGENDA

1. Approval of Minutes of prior meeting (September).
2. Review Delinquency Report.
 - Payment Plans
3. Association's Financials.
 - Accounting disk provided by MDMR is not in proper format, unable to retrieve information.
4. Details of what caused association's bankruptcy and current financial status.
5. Pool Security/Opening
6. New Towing Company contract.
7. Review and discuss new landscaping proposals.
8. Workers Compensation Up-date.
9. Discussion of South Playground Area.
10. Discussion of Letter from Jaime Costa received 09/30/11.

POSTED: 10/17/11

**September 21, 2011
ASSOCIATION'S CLUBHOUSE
at 8:00 PM**

AGENDA

1. Approval of Minutes of prior meeting (August).
2. Review Delinquency Report.
3. Association's Financials.

4. Creation of Fine Committee.
5. Violations New/Old.
6. Pool Security/Opening
7. New Towing Company and guidelines.
8. Landscape Termination. New Contract.
9. HOA payment address correction.
10. Management Contract.

Posted: 09/19/11

Marbella Monthly



• **Special Edition** •

There's nothing more valuable than knowledge

Wednesday November 16, 2011

Marbella Park Homeowners Association

Volume 1 Issue 11

New Pool Hours

By Ernesto Delmar

Our newly renovated pool and clubhouse area will be opened to residents starting Saturday October 22, 2011. The new schedule will be from 11 am. – 7 pm. Saturday & Sunday and from 1–6 pm. Monday thru Friday.

Many residents voiced their concerns regarding inappropriate and unruly behavior in the pool including use of our facilities by non-residents. To protect our investment, the board of directors voted to an abbreviated pool schedule and in addition a security guard will be present during these hours. The board will monitor usage pattern of the pool area every month and revise the pool schedule accordingly.



Our Board's contact information:

President-Nicolas Ortiz

nortiz@marbellapark.org

Vice President-Paul Vitro

pvitro@marbellapark.org

Treasurer-Richard Woolf

rwoolf@marbellapark.org

Secretary-Ernesto Delmar

edelmar@marbellapark.org

Director-Roberto Morales

rmorales@marbellapark.org

Annual Meeting

By Nick Ortiz

The Annual Meeting (Elections) will be held on 12/14 at 7:00PM. A notice will be sent out with instructions for anyone who wants to join the Board but we



would like to invite anyone to contact the Board or Manager should they be interested. We want to make anyone who is interested to feel welcomed rather than like they will be attacked and/or shut out.

Budget Meeting

By Richard Woolf

Due to last year's declaration of bankruptcy, we have a monthly obligation of \$4,150.00 which never existed before. This alone could account for over 70% of the proposed increase of the monthly HOA fee from \$100 to \$115. When we add in services that we must pay for that the previous budget did not account for (Pool Maintenance, Drainage, etc.) it begins to become clear what the Board was faced with

when it sat down to come up with a balanced budget. We reduced costs in areas where we could and increased them in others where we felt it was necessary. Even if we made all of the reductions and none of the increases we could not come to an agreement on numbers that would keep us at \$100/month. What we are presenting is the Board's best effort after a great deal of research and debate.

It should be made clear that this is only a PROPOSED BUDGET. It will be discussed at length at the Budget Meeting and all suggestions will be considered before a vote is taken. We ask that you take a good look at the Proposed Budget and identify places that you feel we can do better prior to the meeting. If you have questions regarding specific items, please send them our way and we'll try to answer them as soon as possible. All homeowners will have the opportunity to speak but suggesting that we leave the assessment the same without presenting ideas on how we can do so and still meet our obligations will not help.

We hope we can all work together to have a productive Budget Meeting.

**IMPORTANT
Annual Budget Meeting
November 16, 2011
at 7:30PM**

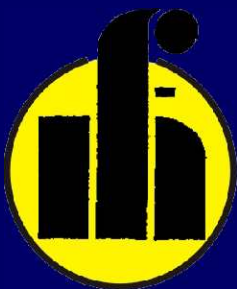
**Board of Directors Meeting
Wednesday November 16, 2011, 7:30PM**

Section 720.306(d)

By Roberto Morales

The Board reviewed the recent changes made to the Florida Statutes concerning HOA. Upon a motion made by Mr. Woolf, seconded by Mr. Ortiz and unanimously approved by all members Section 720.306(d) was adopted to be incorporated as part of the Association's future annual meeting/elections.

Section 720.306(d): Elections This section has been amended to provide that an owner is not eligible to serve on the Board of Directors if he or she is delinquent in any monetary obligation to the homeowner's association for more than 90 days, or if such individual has been convicted of a felony, and has not had their civil rights restored for a period of at least five years prior to the date of the election.



ALL FLORIDA MANAGEMENT
Manager: Barbara Blanco
5600 SW 135th Ave., Suite 104
Miami, Florida, 33183
(305)388-0626

Street Lights

By Paul Vitro

Street Light Outages

Marbella Park's Homeowners Association maintains the street lights in our community. To report a street light outage or malfunction, call our management company All Florida Management. at (305)388-0626 or send an email to info@marbellapark.org with the location or nearest address of the street lamp.



What Information to Provide for Street Light Outages

Where is the light? Some light locations can be described by the address of the home behind the light. You can also count the number of lights between the bad light and an obvious landmark, such as an intersection or building.

What is the light doing? If it goes out as a car approaches, or if it does not work from dusk to dawn, the light's photo sensor may need to be adjusted. If the light "cycles" between on an off, the bulb may be going bad.

This information is useful when contacting All Florida Management because these lights may be working when the repairman arrives.

How many lights are out? A single light out usually requires a simple repair that typically can be made the next working day. Multiple lights out usually indicate damage to underground power lines which usually require a few days to repair since excavation is generally required. This is common in areas of active construction.

How long does it take to fix street lights? The maintenance crew makes

Are you receiving the community emails? Sign-up by sending an email to info@marbellapark.org

simple repairs the next working day after a street light outage is reported. Underground line repairs require more time.

ADVERTISE YOUR BUSINESS HERE

Business card size	\$20.00	1/2 page	\$50.00
1/4 page	\$30.00	Full page	\$90.00

Email us for a quote info@marbella park.org.

Marbella Monthly
Editorial Staff
Alex Gonzalez
Felix Vasquez

Visit our website at www.marbellapark.org
subscribe by emailing us at info@marbellapark.org

Board of Directors Meeting
Wednesday November 16, 2011, 7:30PM

Marbella Park HOA, Inc
Estimated Operating Budget
January 1, 2012 – December 31, 2012

385 Units

<u>EXPENSES</u>	<u>2011 BUDGET</u>	<u>2012-ANNUALLY</u>
<u>Contracted Services</u>		
Landscape Maintenance	59,280.00	61,000.00
Golf Cart	4,684.00	2,350.00
Pool Maintenance	0.00	4,920.00
Security Services	0.00	122,000.00
Lake Maintenance	1,368.00	1,368.00
Management Fees	18,000.00	28,200.00
Spraying & Fertilizing	<u>0.00</u>	<u>2,500.00</u>
Total Contracted Services	\$83,332.00	\$222,338.00
 <u>Payroll Expenses</u>		
Payroll	<u>134,784.00</u>	<u>28,000.00</u>
Total Payroll	\$134,784.00	\$28,000.00
 <u>Insurance</u>		
Commercial Property, General Liability, Fidelity Bond		
Directors & Officers	<u>14,000.00</u>	<u>10,500.00</u>
Total Insurance	\$14,000.00	\$10,500.00
 <u>Utilities</u>		
Electricity	14,400.00	14,500.00
Telephones	3,137.00	2,500.00
Water & Sewer	<u>3,720.00</u>	<u>3,600.00</u>
Total Utilities	\$21,257.00	\$20,600.00
 <u>Professional Services</u>		
Legal	35,000.00	25,000.00
CPA Report & Tax Returns	<u>27,000.00</u>	<u>6,700.00</u>
Total Professional Services	\$62,000.00	\$34,700.00
<u>Taxes, Licenses & Permits</u>		
Corporate Annual Report	150.00	62.00
All Taxes, Licenses & Permits	13,011.00	9,240.00
Taxes Upon Assoc. Property	n/a	n/a
Taxed Upon Leased Areas	<u>n/a</u>	<u>n/a</u>
Total Taxes & Permits	\$13,161.00	\$9,302.00

Repairs & Maintenance

Drainage Clean-up	0.00	8,000.00
Electrical Repairs/Lights, Bulb & Fixtures	5,000.00	5,000.00
General Repairs & Maintenance	38,000.00	29,500.00
Entry System	4,000.00	4,000.00
Pool Furniture	0.00	4,500.00
Plants Replacement	0.00	7,500.00
Janitorial & Maintenance Supp.	9,920.00	10,000.00
Tree Trimming	<u>8,000.00</u>	<u>8,700.00</u>
Total Repairs & Maintenance		\$43,000.00

Miscellaneous

Bank Charges	0.00	1,000.00
Printing / Office Supplies & Others	0.00	3,000.00
Community Events	<u>5,000.00</u>	<u>2,500.00</u>
Total Miscellaneous		\$4,700.00

Operating Capital

n/a n/a

Rent For Recreational &**Other Used Facilities**

Rent for the unit if subject to a lease	n/a	n/a
Rent payable by the unit owner directly To lessor under any recreational lease or Lease for commonly used facilities	n/a	n/a

Bankruptcy Payment0.00 **49,800.00****Deficit**

Delinquent Units not paying the Association	56,000.00	75,000.00
Other Expenses	7,600.00	
TOTAL EXPENSES	\$462,054.00	\$530,940.00

Income / Revenues

Unit Owners Assessments	462,000.00	531,300.00
Late Fees/Interest	<u>3,000.00</u>	<u>3,000.00</u>
Total Income	\$465,000.00	\$534,300.00

Unit Owners Assessments/2012**\$115.00**