



WESTCHESTER COUNTRY CLUB HOMEOWNERS ASSOCIATION INC.
BUDGET MEETING FOR ADOPTION OF PROPOSED 2020 OPERATING BUDGET

Date: Tuesday, November 12, 2019

Time: 7:00 PM

Place: Westchester Country Club, Pool Pavilion, 12241 Fairway Pines Dr.

Dear Starlight Cove Homeowner:

Attached please find the PROPOSED 2020 OPERATING BUDGET for your review. The goal of the annual budget is to ensure that there are sufficient funds to cover the costs of properly maintaining and repairing the common areas and pool and facilitating all required administrative responsibilities of the Association throughout the year. The annual budget is a projected estimate for these costs, and at its most basic level is used to balance income against expenditures in an effort to prevent overspending. Your Board of Directors is ultimately responsible for the fiscal management of the Association in a manner that promotes the maintenance, upkeep, replacement and repair of all elements comprising the common areas.

The Board is proposing a \$17 monthly increase in the dues to meet those costs explained above. This increase is reflective of the costs for Hotwire cable and internet in 2020. In 2019 the Association was responsible for 10 monthly payments with complimentary January and February services. For 2020, per contract, the Association is responsible for all 12 months of payments which are to include a 4% annual increase. The monthly total for Hotwire cable is \$17,006 in 2020 as opposed to \$16,359 in 2019. This represents a monthly cost to each unit owner of \$90.95 inclusive of taxes, fees and surcharges in 2020.

Effective December 1, 2019, Southern Shores Management of Greenacres will become the Association's management company. The monthly fee for services increased by \$300 a month but the expertise and services offered will more than justify the cost increase. The Association will continue to provide bi-annual pressure cleaning of the community sidewalks as well as security patrols by a licensed security company.

The November 12th Budget Meeting Agenda will be as follows:

1. Call to Order
2. Establish Quorum
3. Proof of Notice – Affidavit of Mailing
4. Board of Directors Adoption of Budget for January 1, 2020 thru December 31, 2020
5. Ratify the November 6, 2019 Fining Committee Hearing
6. Special Assessment for fines – Unit Owner ACCOUNT # 1697836
7. Adjournment

Sincerely,

Your Board of Directors