

Cumberland Circle Community Association, Inc.  
Board Meeting  
February 23, 2023  
6:00 PM via Zoom

MINUTES

Call to Order

The meeting was called to order at 6:01 P.M.

Attendance, Roll Call, Determination of Quorum

Board Members present were Joanne LaFramenta, Billie Groff, Lisa Walters, Victor Martinelli, Lorelee Hutchinson, Joe Gleason, & Danny Lutz. Quorum was established with 7 of 9 board members present.

Absent: Rick Mulligan & Marti Thorndike

Guardian Association Management Staff Present: Samantha Jackson, LCAM

Consideration of Minutes: Victor made a MOTION to approve the board meeting minutes of January 26, 2023, as presented. It was seconded by Billie and carried unanimously.

Reports of Officers:

- Joanne LaFramenta, President – Joanne reported Stacy (the resident at Unit 1617 where the fire occurred) sends thanks to the community for all the well wishes and offers to help during this time. Dean Avery's son passed away last week; anyone who wishes to send sympathy cards can drop them in the mailbox on the fence at the toolshed or give them to a board member. Lisa and Danny have completed a very thorough inventory of the property. Lastly, anyone who is interested in free office organization supplies, please contact Joanne directly.
- Billie Groff, Vice President – No new info on our new Crime Watch officer as we are still waiting to hear who new contact is, but our next Crime Watch meeting is still set for March 28, 2023 @ 5:30 PM at the screen room.
- Lisa Walters, Secretary – no report.
- Victor Martinelli, Treasurer – Vic prepared a January financial report (attached to these minutes). The utilities expense in January was \$2483.00; this is due to a GRU meter reading error, but Samantha has contacted GRU and gotten this sorted out. Next 2 months of utilities will reflect over \$900 in credits for this correction. The roof for 1670-1678 is completed. The satellite dish from 1678 was removed during the re-roof. The owner submitted a sketch to request the new placement of the satellite dish to be on a post in the backyard, hidden from view. Victor made a MOTION to approve this request. Billie seconded the motion, and the motion carried unanimously.

Standing Committee Reports:

- Landscape, Rick Mulligan & Joe Gleason – Rick and Joe have been working to obtain proposals for the new landscape where the large Oak tree fell and was removed over the summer. SkyFrog provided a proposal to include coonties and (2) 15-gal trees at a cost of \$5,000.00. SkyFrog's landscape architect provided a layout prepared for the proposal. Dean Avery provided a proposal as well at a much higher cost, but his proposal with details is pending. The Board will continue to review this proposal in addition to others received for consideration in the near future.
- Rules, Joe Gleason – Joe reported tagging several vehicles the last several months to obtain owner

information to ensure vehicles parked within the community are residents.

- Buildings, Danny Lutz – Danny prepared a building maintenance report (attached to these minutes). 1670 & 1612 are vacant Units. Lisa and Danny went to 1612 and found the utilities were off, but there was no damage, however, the toilets were empty. Now that the 1670 roof is completed, Danny will contact the owner's representative for a walkthrough of the Unit to ensure there are no maintenance issues. Danny requested the Board consider a motion for approval for him to enter 1612 to fill the toilets once per month to prevent rats. Billie made a MOTION to approve entry to 1612 for preventative maintenance, Billie seconded and the motion was carried unanimously. Victor amended the motion to include 1670 and 1640 (also vacant). Danny also reported he is getting bids for painting 2-3 buildings before May. One bid received for all 3 buildings is \$53,000.00, a second bid came in at appx \$47,000.00. In addition, he has obtained a cost for 39 areas of sidewalk that need repairs- the cost is \$2,000.00. In addition, there are 6 additional areas that will need to be replaced. Andrews Fence will be here on Monday to begin the fence work previously approved. 1665 has a minor drainage problem that needs to be repaired soon to prevent further erosion behind the Unit. For urgent repairs, 1633 has a concrete pit with a drainpipe that backed up and eroded the area where the big tree was and the tree lifted a large portion of the soil, which in turn took out the drainage pipe. Rick is going to have an engineer look at this area to consider a different plan to prevent this from happening again in the future.

- Recreation, Lorelee Hutchinson – New pool rules sign has been replaced to meet the new requirements for the rules sign. In addition, the drain grate at the bottom of the pool will be replaced by the pool company soon.

CAM report: Samantha reported GRU confirmed an error in the meter reading of about 100kW for the pool for the month of January. The electric for February is \$837.67. but the water use has a credit of \$415.31 and the wastewater has a credit of \$690.00. The remaining credit amount is \$267.64. When the March meter reading is completed, the remaining credit will apply to the bill due that is due in April. Management would like to remind owners that the advanced portal is now available. The advanced portals offer a Directory feature that is always up to date with the most recent contact information for all owners/residents of the community that wish to share their information. For your phone number and email to appear on your contact card in the Directory, owners must login to their portals and select what contact information they wish to share. You may do this by clicking on My Profile. Once open, the bottom right box on your screen has "Resident Directory Preferences". You must check off the boxes to include what you would like shared in the Directory. Unfortunately, management cannot choose this information for you. While a directory is available in PDF form in the documents section of your portal, this may not be the most recent contact information for the neighbor you wish to contact.

The Board and management would also like to remind homeowners that changes to the exterior that owners assume responsibility for remain with the deed and the HOA will not pay for future maintenance and/or repairs.

### Old Business

Hickory tree: Joanne reported that a committee of 4 members met to discuss the concern regarding the hickory tree at Dr. Obi's Unit and his request to remove it. Discussion is still being held by the committee at this time and a decision has not been made, but Joanne asked Samantha to send a letter to Dr. Obi advising of same. Any questions or concerns regarding the hickory tree can be directed to Joanne. Discussion was held to change the codes at the pool as residents that no longer live in the community still have access as well as vendors, etc. Joanne proposed changing the code to 1590. With the Board in agreement, Billie made a MOTION to approve changing the pool gate code to 1590. Danny seconded the

motion, and it was approved unanimously.

New Business:

Google Groups: Interest from the community has been received for a private community group where members can share announcements, events, etc. Jolaine Pokorney (1594) has volunteered to create and oversee a Google Group page for the neighborhood. More details on how to join will be discussed at the next meeting.

Calendar:

- March 23 @ 6:30 PM – Board Meeting via Zoom
- March 28 @ 5:30 PM – Crime Watch meeting at Screen Room

Adjournment

With no further business, the meeting was adjourned at 8:12 PM.

*Respectfully submitted by Samantha Jackson, LCAM Guardian Association Management*

**Cumberland Circle Community Association, Inc.**

2023

		BUDGET	JANUARY	YTD	BUDGET REMAINING
<b>INCOME</b>					
5005	Monthly Assessments	425,760.00	35,482.00	35,482.00	390,278.00
	Other	-	715.00	715.00	(715.00)
			-	-	
<b>TOTAL INCOME</b>		<b>425,760.00</b>	<b>36,197.00</b>	<b>36,197.00</b>	<b>389,563.00</b>
<b>EXPENSES</b>					
<b>CATEGORY ONE</b>					
R	Building Paint	54,000.00	4,500.00	4,500.00	49,500.00
R	Building Roofing	148,000.00	12,333.33	12,333.33	135,666.67
R	Decking	15,000.00	1,250.00	1,250.00	13,750.00
7115	Unit Maintenance and Repair	12,000.00	730.00	730.00	11,270.00
7120	Roof and Gutter Repair and Cleaning	10,000.00	540.00	540.00	9,460.00
7125	Skylights	516.60	-	-	516.60
<b>TOTAL CATEGORY ONE</b>		<b>239,516.60</b>	<b>19,353.33</b>	<b>19,353.33</b>	<b>220,163.27</b>
<b>CATEGORY TWO</b>					
R	Pool	2,000.00	166.67	166.67	1,833.33
R	Recreation Facilities	2,000.00	166.67	166.67	1,833.33
R	Road Maintenance and Repave	12,000.00	1,000.00	1,000.00	11,000.00
R	Contingency Reserve	2,000.00	166.67	166.67	1,833.33
7105	Insurance	9,200.00	862.78	862.78	8,337.22
7025	Management Fee	7,680.00	640.00	640.00	7,040.00
7030	Office Expenses	2,500.00	307.87	307.87	2,192.13
7010	Accounting Fee	3,000.00	-	-	3,000.00
7015	Taxes	350.00	130.50	130.50	219.50
7020	Legal Fees	6,000.00	-	-	6,000.00
7110	Utilities	19,000.00	2,483.00	2,483.00	16,517.00
	Grounds				-
7205	Lawn Maintenance	65,000.00	4,640.00	4,640.00	60,360.00
7210	Tree Maintenance and Removal	15,000.00	475.00	475.00	14,525.00
7215	Drainage	2,000.00	-	-	2,000.00
7220	Irrigation	3,000.00	225.00	225.00	2,775.00
7300	Common Improvements	10,000.00	-	-	10,000.00
7305	Fence Repairs	3,000.00	-	-	3,000.00
7310	Pool Maintenance	7,000.00	585.15	585.15	6,414.85
7315	Recreation	5,500.00	120.00	120.00	5,380.00
7320	General Maintenance	6,000.00	360.00	360.00	5,640.00
7325	Powerwashing	2,500.00	-	-	2,500.00
<b>TOTAL CATEGORY TWO</b>		<b>184,730.00</b>	<b>12,329.31</b>	<b>12,329.31</b>	<b>172,400.69</b>
<b>MODIFICATION CHARGE &amp; ROUNDING</b>		<b>1,513.40</b>	<b>-</b>	<b>-</b>	<b>1,513.40</b>
<b>TOTAL EXPENSES</b>		<b>425,760.00</b>	<b>31,682.64</b>	<b>31,682.64</b>	<b>394,077.36</b>
<b>OPERATING BALANCE-INCOME LESS EXPENSES</b>		<b>-</b>	<b>4,514.36</b>	<b>4,514.36</b>	<b>(4,514.36)</b>





P.O. Box 9602 • Winter Haven, FL 33883  
 SouthStateBank.com • 800.277.2175

## Statement Ending 01/31/2023

CUMBERLAND CIRCLE

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Account Number: XXXXXXXXXXXXXXX0988

>000603 7724102 0001 93493 10Z 73

CUMBERLAND CIRCLE  
 COMMUNITY ASSOCIATION INC  
 RESERVE ACCOUNT  
 1596 NW 19TH CIR  
 GAINESVILLE FL 32605-4029

### Managing Your Accounts

- Customer Care (800) 277-2175
- Mailing Address P.O. Box 9602  
Winter Haven, FL 33883
- Website SouthStateBank.com



### Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXX0988	\$91,837.03

### ASSOCIATION MMA-XXXXXXXXXXXX0988

#### Account Summary

Date	Description	Amount
12/31/2022	Beginning Balance	\$16,820.77
	2 Credit(s) This Period	\$75,016.26
	0 Debit(s) This Period	\$0.00
01/31/2023	Ending Balance	\$91,837.03

#### Interest Summary

Description	Amount
Interest Earned From 12/31/2022 Through 01/31/2023	
Annual Percentage Yield Earned	0.65%
Interest Days	32
Interest Earned	\$16.26
Interest Paid This Period	\$16.26
Interest Paid Year-to-Date	\$16.26
Minimum Balance	\$16,820.77
Average Available Balance	\$28,539.52

#### Deposits

Date	Description	Amount
01/26/2023	DEPOSIT	\$75,000.00
		1 item(s) totaling \$75,000.00

#### Other Credits

Date	Description	Amount
01/31/2023	INTEREST	\$16.26
		1 item(s) totaling \$16.26

#### Daily Balances

Date	Amount	Date	Amount
01/26/2023	\$91,820.77	01/31/2023	\$91,837.03



000603 7724102 0001001 0001/0002

Member FDIC  
 NMLS# 403455





# AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

CUMBERLAND CIRCLE COMMUNITY ASSOCIATION,  
ASSOCIATION, INC  
10000 SW 52ND AVE CLUBHOUSE  
GAINESVILLE FL 32608-4396

## Statement of Account

Last statement: December 31, 2022

This statement: January 31, 2023

Total days in statement period: 31

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Direct inquiries to:  
Customer Service  
866-616-6020

Ameris Bank  
P.O. Box 105075  
Atlanta, GA 30348

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### Summary of Account Balance

Account	Number	Ending Balance
Business Money Market	2049512656	\$115,418.64

### Business Money Market

Account number  
2049512656

1 Enclosure

Beginning balance	\$170,760.26		
Low balance	\$97,392.21		
Average balance	\$160,611.29		
Interest paid year to date	\$75.04		
Total additions	\$19,658.38	Total subtractions	\$-75,000.00

Number	Date	Amount	Number	Date	Amount
11	01-27	75,000.00			

Date	Description	Additions	Subtractions
01-17	#Cash Mgmt Trsfr Cr REF 0170716L FUNDS TRANSFER FRM DEP XXXXXX2649 FROM	1,631.95	
01-30	#Cash Mgmt Trsfr Cr REF 0301143L FUNDS TRANSFER FRM DEP XXXXXX2649 FROM 2023 JAN MONTHLY RESERVE TRANSFER	17,951.39	
01-31	#Interest Credit	75.04	

#### Daily balances

Date	Amount	Date	Amount	Date	Amount
12-31	170,760.26	01-27	97,392.21	01-31	115,418.64
01-17	172,392.21	01-30	115,343.60		



## January Maintenance Report

Found broken drainpipe behind 1665. Will be repaired by Sergio Morales.

1633 –broken drain pipe - Rick and Joe working on repair.

1629 – found back steps in need of emergency repair....pending

Getting bids for painting

Getting bids for sidewalk repairs

Repaired disconnected down spout to drain pipe at 1665

Lisa & Danny are working on survey of every unit