

Autumn Glen Board Meeting Update – March 2022

1. Lawn Maintenance Update

The Board received news that TRIMAC's branch manager quit, and Jaime Constancio is our new TRIMAC branch manager, who will be contacting homeowners about landscaping or lawn issues. Yes, we have heard you on the website that our lawns look pretty bad, full of weeds, and we agree with you. We know that regular mowing, edging and trimming have not been done, and we are sorry for this. We have called an on-site meeting next week to address the entire situation.

Several homeowners have asked why, and the Board will explain some of the varying factors that have caused the lawns to be in poor shape. 1) Before TRIMAC took over, Tree Amigos appeared to have lost interest in AG property, and 2) following that, it was an unusual rainy season for several months, then 3) it was discovered that irrigation was turned off when it got hot, and 4) when it was turned on, it exposed massive irrigation problems that took time to fix in August & September to the tune of \$11K plus 5) TRIMAC was dealing with labor shortages resulting from COVID fall-out, and yes, like you, the Board is tired of the excuses, and it must improve. We are all rightfully upset, and keep in mind that it is a work-in-process.

Chris Nelson is helping to work with TRIMAC to address the lawn issues. TRIMAC, plans to shock AG lawns with two fertilizer treatments. Their turf care program has the following applications for Jan/Feb – spring fertilization, broadleaf weed & insect control, and for Mar/Apr – spring fertilization and insect control. There is a work rotation schedule on the official website, autumnglenip.com. Please continue to place any lawn care needs on website. Also, you are also welcome to attend the Board meeting as there is a homeowner comment time during the meeting. Again, if you cannot attend, send an email to the AG property manager via the contacts page on the website. The Board reviews all homeowner requests.

2. Monthly Assessment increase effective January 1, 2022

To summarize, the Board voted to increase the assessment from \$169.58 to \$275 at the September 2021 homeowner meeting. It was the first increase since 2014. It was a shock and hard to accept since our monthly assessment should have gradually increased over the years, but for many reasons it was not, and this \$106 increase was necessary due to increasingly higher operating costs for lawns, maintenance repairs as well as funding the reserves for capital projects like roof replacement, gutter replacement and painting. Inflation has played a major role in the increase of operating costs and current roofing costs. The increase will go toward the current roofing project and into the reserve account for the next roofing project that may be in 10 years (vs. 15 or 20 years) because of recent Florida legislation and insurance regulation changes because of the hurricane weather, and the high liability costs the insurance companies pay out. The history is on the website - Board updates. Bottom line, the \$106 increase is for the entire operating and reserve accounts.

3. Roofing Project Update

The roofing project is over 50% complete, and with weather permitting, Vineland Circle will be complete by the end of March. For the rest of the roofs, the target end date is the end of October. Because of the pressing need to replace roofs earlier than expected (within the year vs. current two-year time frame when there would have had sufficient reserve funds), pressures of increased material costs (originally plywood was \$8/sheet; now \$85/sheet) along with the looming 10-year requirement for roof replacement, not having all the money in the reserves to complete this current project within a year's time frame, the Board is investigating a not-for-profit loan, to be paid back in three years, to complete the roofing project within a year (10/4/21-10/31/22). There will be no special assessment.

4. Appeals Committee & Architectural Review Committees Established

The Appeals Committee was formed to enforce AG's Covenants & Rules. Homeowners are given a courtesy notice first to correct the violation. If the violation is not corrected, the Appeals Committee meets with the homeowner so that they may appeal their case. Based on the circumstances, there may or may not be a fine. The Committee is in the process of getting organized and will meet as-needed.

The Architectural Review Committee (ARC) has been handled by the Board for the last few years. Its purpose is to help protect the harmony and consistency in the look of AG's townhomes. The members are no less than three and nor more than seven. Good news, there are some interested residents that will take on this task, which will help spread the responsibilities of the HOA over more volunteer homeowners.