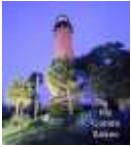




My Association's Current State/Condition

Area	Positives	Negatives
Capital Assets	<ol style="list-style-type: none"> 1. 30+ acres of prime real estate with low density construction. 2. Adjacent to parks and beach. 3. Good property value appreciation. 4. Proximity to restaurants, grocery store, shopping and theaters. 5. Solid CBS building construction. 6. Attractive community with good landscaping. 7. Heated swimming pools and a spa. 8. On premises restaurant. 9. Tennis courts & Bocce Ball 10. On premises lake with walking trail. 11. Elevator access to all building floors and units. 12. Sufficient parking for owners, tenants, and guests. 	<ol style="list-style-type: none"> 1. Increased elevator maintenance and repair issues. 2. Ongoing building spalling issues due to proximity to ocean and age of structures. 3. Failing underground pipes (water, fire, irrigation). 4. Association office, maintenance shed, and golf cart parking adjacent to owner residences. 5. Insufficient on-site facilities for card playing, exercising, social activities, and meetings. 6. Increased congestion in area roadways. 7. Not a gated community. 8. No covered parking or electric car metered power supply. 9. No specified dog walking path with waste stations. 10. Landscaping adjacent to units and buildings is very inconsistent from area to area.
Area	Positives	Negatives
People Assets	<ol style="list-style-type: none"> 1. Many residents volunteer to participate in community programs and events. 2. Limited age variance among residents which facilitates relationships and comradery. 3. Wide range of talents and experiences among 	<ol style="list-style-type: none"> 1. Few owners willing to consider board membership. 2. 5% of the homeowners command the attention of 90% of the office and maintenance staff. Fuller participation is needed. 3. Controversy over restaurant parking and outdoor entertainment.



My Association's Current State/Condition

	<p>homeowners. Much of this is untapped.</p> <ol style="list-style-type: none"> 4. Knowledgeable Association staff and Board members. 5. Board focused on property and community wellbeing. 6. CAM licensed Board President and Property Manager. 7. Sufficient office and maintenance staff to address the Association's needs. 8. Good relationships with adjacent communities, rental agents, and vendors that help maintain the community's assets. 9. Building Captain system with good potential. 	<ol style="list-style-type: none"> 4. No written maintenance or office procedures in place. 5. No owner's forum to share information or sell items. 6. No collaboration with surrounding condo association communities. 7. No survey of owner talents and skills. Limited owner willingness to volunteer and share these abilities. 8. Maintenance technicians have limited skills and lack certification in the required trades/skills. 9. Increasing number of investor-owned units is detrimental to primary and second-home unit owners. 10. No staff growth/promotability or transition plan.
Area	Positives	Negatives
Financial Assets	<ol style="list-style-type: none"> 1. Over \$1.5 million in reserve funds. Reasonable replacement cost and useful life estimates. 2. Comprehensive Financial Policy document. 3. Regular standardized monthly financial reporting. 4. Financial records maintained using industry-standard software. 5. Outsourced professional bookkeeping, landscaping, security, pool maintenance and lake maintenance. 6. Exceptionally low quarterly dues delinquencies. 	<ol style="list-style-type: none"> 1. Multi-condominium association with 4 sets of accounting records (master plus 3 individual associations). 2. Owner maintenance fee increases averaging 2.8% per year, primarily due to increased reserve funding. 3. High legal fees due many legal issues and several lawsuits. 4. Major utility cost increases each year: <ul style="list-style-type: none"> • Sewerage up 19.8%, • Trash Removal up 7.4%, • Cable TV up 5.1% & • Water up 4.6%. 5. Wind insurance up 7.8% per year.



My Association's Current State/Condition

	<ol style="list-style-type: none"> 7. All major expenditures are presented for approval at board meetings. 8. All major projects and multi-year expenditures are supported by signed contracts. Multiple bids are obtained when necessary. 9. Comprehensive master insurance policies are negotiated for property, equipment, and staff. 10. Payroll costs have only increased 5.3% over seven years. 11. Landscaping costs were steady over the last six years. 12. Due to cost reduction measures, telephone and electric costs are down considerably over the past seven years. 13. Custom designed computer program/spreadsheets to facilitate and generate annual budget. 14. Online and ACH quarterly maintenance assessment payment options. 	<ol style="list-style-type: none"> 6. Overall operating fund balances were negative at yearend 2020. 7. No owner discounts (for electrical, plumbing, painting, carpentry, appliance repair, etc.) negotiated with community preferred vendors. 8. Association receives no direct income from leased tennis club or on-site restaurant. 9. No rental transfer fees to recover the cost of processing leases and issuing parking passes.
Area	Positives	Negatives
Governing Assets	<ol style="list-style-type: none"> 1. Florida has extensive condominium (718) statutes. 2. Association has comprehensive and regularly maintained rules and regulations. 3. Our governing documents adequately protect the status quo. 	<ol style="list-style-type: none"> 1. Condominium documents (Declaration and Bylaws) are over 30 years old and need to be reviewed and revised, as necessary. 2. No unit rental restrictions 3. Governing documents make it nearly impossible to affect change: <ul style="list-style-type: none"> • 80% owner vote to change Bylaws,



My Association's Current State/Condition

	<ol style="list-style-type: none">4. Declarations usage clause provides good protection from loud vehicles/trucks, nuisances, pets, and unit appearance changes.5. Documents do not limit opportunity to lease units for income, allowing owner profit and reducing delinquencies.6. Comprehensive and well-maintained Association website.7. Regular publication of Newsletters to all JB owners.8. Enough Board Meetings with presentation and discussion of important community issues.	<ul style="list-style-type: none">• 80% owner vote for material alterations to the property, and• 75% owner vote to change Declaration. <ol style="list-style-type: none">4. Limited ability to collect attorney "Defense of Foreclosure" fees.5. Too many pets on property with weight restrictions loosely enforced.6. Declaration's truck parking restrictions cause controversy.7. Limited owner use of website.8. No effective systemic way of obtaining owner feedback.
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