

Barbados at Carrick Bend Circle

2017 Budget Workshop

Unapproved Minutes

Unapproved minutes from the 2017 Budget Workshop, for the Village of Barbados at Carrick Bend Circle, held on Friday, November 4th, 2016, at 1:30pm, in the Tarpon Cove Community Center, Naples, Florida.

Quorum:

Directors Present: Perry DeSiato President
 Donna Scuteri Secretary

Also Present: David Blouir of Towne Properties

Call To Order:

A quorum being present, the meeting was called to order at 1:31pm by President DeSiato:

Proof of Notice:

Notice of meeting was posted in accordance with Florida state statutes.

Budget Workshop:

The board of Directors conducted a line by line review of the budget draft, as prepared by Manager Blouir.

Operating Expenses:

Utilities:

- There were no changes from 2016 to 2017 for Electric.
- Water/Sewer was increased in all groups due to increased usage this year.

Maintenance:

- Termite Warranty: The \$650/yr contract price did not change for 2017.
- General Maintenance: This was changed to reflect usages in 2016, although all 4 budgets ran over. There are no planned maintenance projects or upgrades for 2017.
- Roof Check- The roof check program was cancelled, due to cost and lack of value for the neighborhood.
- Janitorial Contract- This remains unchanged from 2016.
- Roof Cleaning Contract/Sidewalks and steps- These line items remain unchanged from Clean Up Group for 2017.
- Fire Equipment and Fire Monitoring- These line items were reworked to only use Fire Exting/service for the monitoring, and all repairs will come from Fire Equipment. As much of the equipment was replaced and repaired in 2016, repairs should be less frequent next year.

Administrative Expense:

- Legal: This budget remains unchanged, as there are no planned expenses in the category.
- Division Filing Fees: This fee is not expected to increase above the planned \$100 in 2017.
- Office Expense: This line was remains unchanged, but may be greatly reduced this next year with the implementation of electronic communications.
- Website Expense: This line item remains at \$300 as there are no planned increases in price.
- Tax Preparation: Line was reduced, based on prior year pricing with our current firm.
- Flood Insurance: Budget increased slightly across the board as flood costs are expected to rise in 2017.
- Insurance: Budget remains the same as 2016, as premiums aren't expected to rise in the coming year.
- Master Association Fees: The TCCA Master Association fees increased by \$4.33/quarter for 2017, but the board was able to absorb that increase into the budget without a drastic change in fees.

Reserves:

- Painting, Roofs, And Fire Equipment Reserves continue to fund on schedule.

President Desiato made a motion to accept and distribute the budgets as shown, Director Scuteri seconded, and the motion passed unanimously.

2017 Assessments:

	2016		2017		Variance	
	Quarterly	Annually	Quarterly	Annually	Quarterly	Annually
BAR IV	\$1,456	\$5,825	\$1,450	\$5,800	-\$6	-\$25
BAR V	\$1,432	\$5,727	\$1,460	\$5,840	\$28	\$113
BAR VI	\$1,446	\$5,782	\$1,475	\$5,900	\$29	\$118
BAR VII	\$1,451	\$5,803	\$1,495	\$5,980	\$44	\$177

Adjournment:

With no further business to discuss, the meeting was adjourned at 2:34pm.

Respectfully Submitted,

David Blouir
Community Association Manager