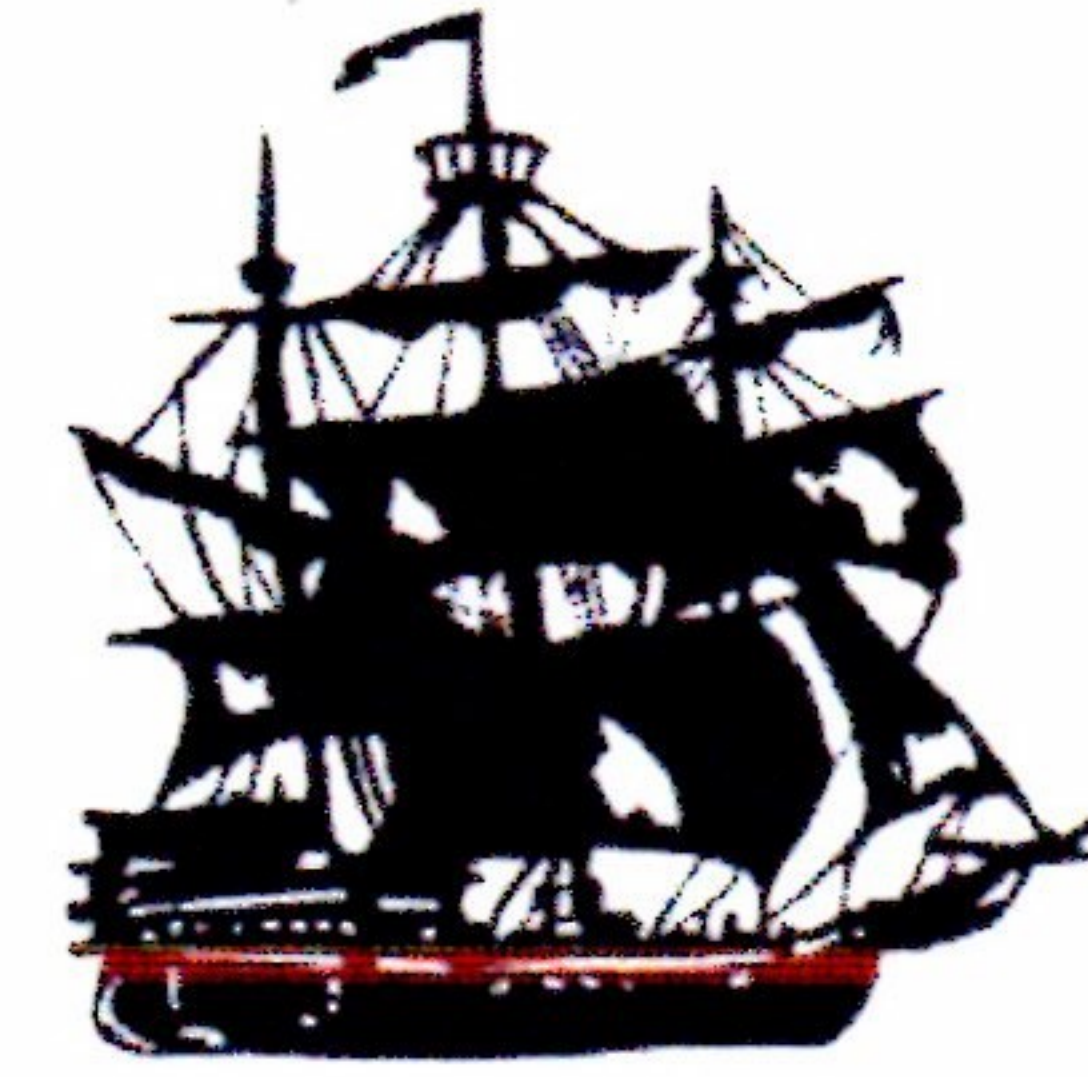


NORTHSHORE HOA

February 24, 2015

NEWSLETTER



Please consider this your invitation to attend the Board meetings to learn more about your deed restricted community. As noticed in this RESERVE ACCOUNT chart, your 2015 Board of Directors is proactively working on the community's enrichment. We look forward to fresh ideas and helping hands.

PARKSHORE II UPDATE: On Monday afternoon, Jan. 19, a quorum of Board members met with a construction attorney for his professional recommendations re best method to complete our project, including consequences for canceling contract with permit holder [D&G General Contracting], or another amicable solution.

It was determined that a civil engineer would be engaged to lead the Board towards a practical outcome. Neither the pool itself, nor the fence are problematic. Concerns lie with the location and construction of an entrance [and its gate/lock]. We now must meet current Florida Building Code.

The Board is evaluating proposals from commercial contractors and commercial pool construction companies to finalize the project. Our goal is to have the pool opened in May.

POOL & HEALTH DEPT: On Monday evening, Jan 19, at the regular meeting of Board of Directors, Bob Collins [our pool vendor] spoke to us about need for a flow meter, percentages of chlorine versus Cyanuric acid, maintaining safety equipment, and working with the Health Dept. to preserve the quality of the water at all times.

SAVE OUR DOCK, Co-Chairperson, Walter Filipski presented to the Board proposals from various vendors for dock upgrades. Since the Association has received a substantial gift from an anonymous homeowner, along with many other donations from compassionate members, plus a lump-sum payment from Brighthouse for advertising on our website, the monies have made it possible for the SAVE OUR DOCK project to move forward. Thus, the Board of Directors unanimously voted to erect a new boat dock.

Specialty Marine Contractors, Inc. was awarded the bid; this is same vendor who constructed dock at Secret Lake Park for City of Casselberry. Our new dock will remain approximately same length; however, will encompass an enlarged covered pavilion at one end of the structure. Approval time for permits is estimated to be 60 days. More info in a future newsletter.

ANOTHER PROJECT - - - The lights at entrance on Northshore Way are sometimes ON, and sometimes OFF. Three electrical contractors and Duke Energy have been on-site to uncover problem; *we're still working on it!*

FINANCIAL REPORT - Jan. 31, 2015, includes the following breakdown of monies in RESERVE ACCOUNT for upgrades and/or replacement [excludes regular maintenance] of the community's numerous amenities.

		MONTHLY DEPOSITS		<i>accumulated</i> totals 1/31/15
		2014	2015	
		\$	\$	
2	Rd Seal	333.33	333.33	15,500.00
3	Tract B	1,000.00	1,275.00	11,970.00
4	Wall-Signs	233.33	250.00	15,277.00
5	Pump Well	55.84	83.33	594.00
6	Pool	75.00	83.33	10,338.00
7	Rd Pave	108.17	125.00	6,051.00
		1,805.67	2,150.00	59,730.00

CITY OF CASSELBERRY is offering to help subsidize neighborhood improvements through a reimbursable matching grant. Grant monies are available to our HOA as follows:

- Exterior retrofits – maximum City match \$5,000
- Tree planting – maximum City match \$200
- Paint only – maximum City match \$200
- Neighborhood Beautification - maximum City match \$1500

Each grant type is subject to its own criteria, eligibility, and funding. Applications must be submitted to the City no later than Thursday, March 12, 2015.

This is a great way to support and beautify your community, as well as increase your own property values. **WE NEED A VOLUNTEER** to collect / complete / submit the paperwork for this project.

PROJECT SUGGESTIONS: perhaps the entire new dock would qualify, or the painting of underside of the new pavilion roof, or additional safety lighting at new dock/pavilion [not included in contract] . . . or entrance lighting, or other! Although there are many projects that need your help, we ask that you strive to enhance one of the *current open* projects. Next year we can address deteriorating road signs, entrance island curb and/or perimeter wall.

Call Karen Swingle at 407.252.6150 if you're willing to be a superstar-volunteer for grant project funding!

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This newsletter is distributed to homeowners and tenants. If you have any questions or concerns about your community, contact our HOA manager at 407.327.5824 or email William.Gray@EPMServices.com

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Visit **WEBSITE** for a copy of ARC form, Community's Declarations, Bylaws, Minutes, pictures, Watercraft parking permit, and more.
NorthshoreCourtyardVillasHOA.com