

NORTHSHORE COURTYARD VILLAS HOA, INC.

October 2010



MAINTENANCE OF COMMUNITY AMENITIES

Results from last month's community letter regarding the repairs to tennis court resulted in homeowners voicing concerns re limited use of a tennis court; lack of prioritization re other community projects, i.e., entrance upgrades or cabana enhancements, both which are seen or used by majority.

Suggestions were: A park-like atmosphere with trees and playground equipment (beginning prices for tot-lot \$15,000); or simple swing set. Benches overlooking a basketball half-court (estimated at \$20,000). Increase size of pool deck to the west side of pool (est'd \$10,000). Erosion repairs to hillside only are estimated at \$2,200; but this leaves the tennis court idle and uninviting. Estimates for resurfacing a full-size tennis court start at approx. \$25,000.

As you can see, before re-construction can begin, we need to have a clear picture of the end product to best serve the homeowners, including the dollar amount willing to be invested in this amenity (funded by another special assessment?).

If you have an opinion or another idea, let us know.

NORTHSHORE COURTYARD VILLAS HOA, INC.

c/o EPM Services, 390 S.R. 434, #203, Longwood

December 5, 2011



ANNUAL MEMBERS' MEETING was held as noticed to the homeowners. Both Ruth Riebel and Karen Swingle will remain as Directors to represent the homeowners.

Prior to the meeting, the Board moved to hire a 3rd party attorney to preside over meeting. Thus, Paul Wean, of Wean & Malchow, P.A., opened meeting with an expectation of a polite and respectful meeting which would follow Roberts Rules. Mr. Wean gave precise instructions to volunteers, Susan Allen and Karen Krot, as to the voting process and accurate ballot counting.

Attorney Wean also offered his opinion and suggestions on purposeful Minutes, modernize the existing Documents, and a nod towards the legality of re-purposing the area now seen as a deteriorating tennis court. He affirmed it was the Board's duty to obtain best data available to guide us in making the best decision for the best use of this area. Wean offered a second legal opinion (along with that from our Association attorney) that changes to tennis court area are legal.

After a brief overall of 2011's accomplishments and look-ahead for next year by the President, the Treasurer gave a financial report including the 2012 budget. The meeting was then turned over to Judith Marvaldi for a visual presentation on the proposed design to renovate the pool-tennis-boat area (Tract B).

Suggested modifications include relocating main entrance to meet ADA code, increase pool deck space (most used amenity), and improve parking. Other ideas incorporated prudent use of existing asphalt (keeping those areas with solid underlayment) for additional recreation amenities of the homeowners' choice, plant trees supplied by City to generate shade and erosion control along slope. Overall, to bring together and boost the existing amenities we already enjoy (fountain, lake, dock, and boat ramp) and create an inviting and diverse recreational atmosphere.

Results from the petition which you may have signed at your front door, or returned via mail, indicate a majority are IN FAVOR of something other than another tennis court.