

**MINUTES OF THE  
LAKE DIAMOND GOLF & COUNTRY CLUB PROPERTY OWNERS ASSOCIATION, INC.  
PRE-BUDGET MEETING – November 6, 2017**

The Lake Diamond Golf & Country Club Property Owners Association Pre- Budget Meeting was held at the 35 Lake Diamond Ave, Ocala, Florida 34472 on November 6, 2017 was called to order at 6:00PM.

**BOARD MEMBERS IN ATTENDANCE**

Karen Teaster – President  
Gary Stratton – Vice President  
Federico Lopez– Secretary  
Ed Helfrey – Treasurer  
John Miller - Director

**ESTABLISH QUORUM**

The quorum was established with all Board Members present.

**OTHERS PRESENT**

Budget Committee Members and Residents

**CONFIRMATION OF PROPER MEETING NOTICE**

The notice for this meeting was properly posted in accordance with the Bylaws and statutory requirements.

**2018 Proposed Budget**

Detailed discussion of the 2018 Proposed budget was held. Notes of questions and comments submitted by Board President attached as part of the official minutes.

**ADJOURNMENT**

Outcome of our Pre-Budget Working Meeting on 11/6/17 at 6:00pm at 35 Lake Diamond Ave.

Also, for the record, there were 19 in attendance (including the Board and Saul on the Budget Committee). Federico Lopez has the minutes and I have my notes as backup, as he is getting used to procedures.

1. The Board was unanimous on using the Straight Line Budget Method (we DO NOT want to use the pool method). We can vote on 11/15/17 for the record.
2. We have a concern about the amount of interest we are getting on our bank accounts and want to know if Leland ever looks at those accounts and tries to get something with a better interest rate for our money, which we would like done. Let's discuss.
3. It appears to us that we are being charged for 280 homes by Leland. We want to use the 271 count/number per the map and figures for Leland's assessment
4. There is an increase from \$16,560.00 to \$18,282.00 for Leland which is an approximate 9% increase. The Board does not agree with this increase.
5. What are we charged by Leland for vacant lots?
6. When you refer to the increase in assessments between 2017 and 2018 budgets as being driven by the Reserve Study, are you referring to the Global Solutions Partners LLC study dated June 8, 2016?
7. The Board was unanimous that we do not want to raise homeowners' assessments this year. We can vote on 11/15/17 for the record.
8. The Board agreed unanimously to adopt the Global Solutions Partners LLC study dated June 8, 2016. We can vote on 11/15/17 for the record.
9. There is still 1 culvert left to repair. The Board wants to budget \$10,000.00 for that repair.
10. We looked at the electricity ledger for Duke Energy. There are APs showing for account 67236 52404 for 7555 BR Well RV Lot each month from 01/2017 through 09/2017 totaling \$1,488.15. The RV lot is Golf Course property and owned. The LDG&CC POA should not be paying for this, it should be paid by John Cross who owns the Golf Course.
11. There was no amount budgeted to clean the gutters, fence and the stucco at town homes. The Board would like an account set up for pressure washing these areas. Please use the amount from the bid that we approved for this account.
12. What items fall under the General Repairs/Maintenance category? We may want to increase that to \$2,000.00 (from \$1,000), however, that would depend on what falls into this category.
13. This was a question before-What does miscellaneous entail for \$1,482.75 and you asked which miscellaneous account we were referring to. Actually, we want to know what each miscellaneous account entails/includes: The General for \$1,482.75 and the Grounds for \$500.00.
14. The Board wants an account set up for Battery Replacement for the solar lights. (The battery life span is about 2 years and the cost is about \$27.00 per battery. Each light has 2 batteries for a total of \$54.00 per light.) Please set up this account for \$1,500.00 at this time.
15. For the town homes where is the trash assessment INCOME shown? Is it included in the 185 quarterly assessment amount with trash? We see the unit quarterly assessment dues.

~Karen Teaster

35 Lake Diamond Ave.