

Date 12/26/18

Dear Floridian Homeowner,

By now all of you have received your 2019 annual assessment and know there has been an increase in the dues from \$125.00 to \$150.00 for the year 2019. The Board would like to share with you the reasons we felt it necessary to increase the dues.

First and foremost, through the years it has been necessary to replace the wooden landscaping timbers and caps that create the landscaping border along the entrance common area and once again we are getting to the point of needing to replace them. In order to limit the cost of future repairs and to add a more aesthetically pleasing curb appeal to our front entrance, the Board has voted to construct a more permanent solution by replacing the existing wood timbers with a stone "hardscaped" border. We know the cost will be more in the beginning, but long range will be more cost effective in that it will not have to be replaced every couple of years. This idea was also suggested by some homeowners at our 2016 meeting for the Board to consider the next time replacement was needed.

Three years ago, we had approximately \$5,000 available in our savings account to fund emergency expenses, as needed. Due to storms two years ago, which badly damaged the fence on Orlando Court as well as the fence at the front entrance and also the landscaping timbers being replaced approximately three years ago, the current balance in that savings account is \$1,000.

The Board decided it would be better to raise the dues a small amount to cover the entrance landscaping border improvement and then to hopefully re-establish funding in the savings account over the next few years, prior to any unexpected emergencies arising. Of course, there are other expenses that have small increases as well, electricity, water, and insurance.

With this being said, I want to remind everyone that our assessments have only been raised twice since the subdivision was built in 2006. That is a \$50.00 increase in a period of 13 years, which works out to \$3.85 per year, per owner. At this point, there has not been a need to do a special assessment to cover association expenses. We, as a Board, try very diligently to be conservative in managing the expenses of the Association. As Board members, who live in the Floridian, we must abide by the Covenant, Conditions and Restrictions and pay our assessment along with increases just like any other homeowner.

We want to invite you to attend the Board meetings and we welcome input from you. Thank you, our neighbors, for your continued support in helping us maintain a beautiful, safe neighborhood and a place we are proud to call home.

We wish you all a very prosperous and healthy New Year!

Sincerely,

Floridian HOA Board