

The Crossings Landowners Association, Inc. - HOA Meeting Minutes

Date: 11/13/2024

Location: 9500 W Sample Rd, Everglades Room, Coral Springs, FL 33065

Facilitator: Brandon Skinner

Note Taker: La'Deija Jones

1. Call to Order – Budget Meeting

- **Time:**

The meeting was called to order at 7:17 PM on November 13, 2024, by Brandon Skinner, representing PMG Assets Management.

- **Attendance:**

- **Board Members Present:** Dr. Todd Soard, Cheryl Purificato, Cindy Martin, and Laurence Means
- **Homeowners/Community Members Present:** 20

2. Presentation of the 2025 Budget

- **Presenter:** Dr. Todd Soard

- **Key Points Discussed:**

- Homeowners requested access to the landscape and management contracts (to be posted on the website, pending board approval).
- Lower bids for landscaping should be explored to help reduce landscaping costs.
- Attendees had questions regarding specific line items, including community events, management costs, landscaping along Rock Island Rd, canal maintenance, and tree trimming.

3. Budget Discussion and Adjustments

- **Discussion Highlights:**

It was discussed among homeowners that the \$126 increase in annual association dues felt steep, and that potential budget cuts should be considered. Initially, homeowners proposed reducing the budget by \$22,000. However, after further review, it was determined that the budget could only be reduced by \$15,500.

- **Final Adjustments:**

- Removal of Community events; \$2,000
- Removal of Tree Trimming; \$6,000
- Removal of Maintenance (Other); \$5,000
- Removal of Pressure Cleaning (R&M); \$2,500

4. Budget Approval

After discussion, a motion was made, seconded, and the budget was approved by the attending homeowners at \$473.56. This amount reflects a reduction in dues by removing all community events, tree trimming, maintenance (other), and pressure cleaning in R&M, reducing the budget by \$15,500, resulting in the new dues of \$473.56 per homeowner.

5. Adjournment

- **Time:** The budget meeting was adjourned at 8:34PM

6. Call to Order – Annual Meeting

The Annual Meeting commenced at 8:34 PM on November 13, 2023, with Brandon Skinner calling the meeting to order.

7. Establishment of Quorum - Annual Meeting:

No Quorum was met, present board will remain.

8. Nominations from the Floor:

Homeowners were invited to make nominations from the floor for the Board of Directors election. However, no quorum was met so the board will roll-over to the next year.

9. Adjournment:

The Annual Meeting was adjourned at 8:35 PM

2025 Expense Budget Details

Account	Account Name	Total 2025 Proposed Budget:
61500000	Expenses	
61501020	Landscape Services	44,400
61501070	Lake Treatment Service	11,900
61501999	Total Contract Services	56,300
61503261	Community Events	2,000
61503999	Total Marketing & Leasing	2,000
61504030	Travel Expense	300
61504070	Printing, Postage, Delivery	7,056
61504095	Conference	76
61504210	Bank Fees	120
61504265	Office Supplies	60
61504410	Corporate Fees	75
61504570	Office Rent	800
61504999	Total Gen & Admin Expense	8,487
61505230	Tree Trimming	6,000
61505250	Maintenance Other	5,000
61505340	Pressure Cleaning R&M	2,500
61505999	Total Repairs & Maintenance	13,500
61507070	Electricity Expense	900
61507999	Total Utilities	900
61508010	Accounting Fees	3,000
61508030	Legal Fees	2,580
61508060	Management Fees	65,400
61508110	CPA Service Fee	600
61508999	Total Professional Fees	71,580
61518010	Property Insurance	27,228
61518020	General Liability Insurance	45,547
61518040	Crime Insurance	561
61518050	Directors & Officers Insurance	4,131
61518999	Total Insurance Expense	77,467
61599999	Total Expenses	228,234

Other Income:

Account:	Account Name:	Total 2025 Proposed Budget:
41404100	Late & NSF Fees	999.96
41404999	Total Other Income	1,000
41405010	Interest Income	4896
41405999	Total Interest Income	4,896

2025 Expense Budget Details

Account	Account Name	Total 2025 Proposed Budget:
61599999	Total Expenses	228,234
41404999	Total Other Income	1,000
41405999	Total Interest Income	4,896
	Net Expenses	222,338
41403010	Annualized Dues:	222,338

The Crossings Landowners Association
 Total Unit Count
 441

Dues per Unit of Measure:	504.17
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The Crossings Landowners Association

c/o PMG Assets
4651 Sheridan Street Suite 480
Fort Lauderdale, FL 33021
(954) 624-4775
Propertymanager@pmgassets.com

November 1, 2024

Dear Crossings Landowners Association Homeowner:

The Board of Directors requests your attendance at the Budget Meeting, Annual Meeting and Board of Directors Election for the Crossings Landowners Homeowners Association. This year's meetings will be held on **Wednesday, November 13, 2024, beginning at 7:00PM at The City of Coral Springs - City Hall**. Enclosed is a copy of the 2025 proposed budget.

**The City of Coral Springs - City Hall
9500 West Sample Rd
Coral Springs, Florida, 33065
Everglades Room**

Your attendance at these meetings is very important. If you are unable to attend, please complete the enclosed Proxy and appoint a representative (neighbor) to vote for you. Should you desire to become a member of the Board of Directors, please submit a request to PMG Assets no later than November 12th, 2024. Nominations will also be accepted from the floor at the meeting.

If your home is owned by multiple owners, or by a corporation or other legal entity, please contact PMG Assets to ensure a current voting certificate is on file to designate a voting representative on behalf of the household.

<u>BUDGET MEETING</u>	<u>ANNUAL MEETING</u>
Wednesday, November 13, 2024 @ 7:00 PM	Wednesday, November 13, 2024 @ 7:30 PM
<u>Agenda</u>	<u>Agenda</u>
I. Call to Order	I. Call to Order
II. Establishment of Quorum	II. Establishment of Quorum
III. Budget Approval	III. Proof of Notice
IV. Adjournment	IV. Nominations from the Floor
	V. Election & Vote Tally
	VI. Intro of 2022 Board of Directors
	VII. Adjournment
If you have any questions, email associations@pmgassets.com or crossingsloa@gmail.com	

If you have any questions or need assistance, please contact us. We look forward to seeing you at the meetings.

Sincerely,
PMG Assets, on behalf of The Board of Directors
The Crossings Landowners Association