

# CREEKSIDE PRESERVE HOA, INC.

*A Corporation Not-for-Profit*

c/o Lighthouse Property Management, Inc.  
a Division of RealManage LLC  
16 Church Street  
Osprey, FL 34229  
941-460-5560

October 18, 2021

Dear Members,

*NOTICE IS HEREBY GIVEN*, in accordance with the Declaration of Covenants, Conditions and Restrictions of the Association and Florida Statutes, that the Membership Meeting and Board of Directors' Budget Adoption Meeting will be held at the following date, time and place:

**DATE:** Monday, November 15, 2021  
**TIME:** 7:00 PM  
**PLACE:** Parrish United Methodist Church  
12180 US-301, Room #123  
Parrish, FL 34219

*or*

**Virtually:** <https://global.gotomeeting.com/join/353851741>  
**Telephone:** United States: +1 (646) 749-3122  
**Access Code:** 353-851-741

The proposed quarterly maintenance fee is as shown below, which represents **fully funded restricted statutory reserves**.

Maintenance fee:	\$202.00
<u>Reserve fee</u>	<u>93.00</u>
Total quarterly fee:	\$295.00

The Board of Directors will meet to adopt the budget and establish the quarterly maintenance fee for 2022. Enclosed is the agenda for the meeting and a copy of the 2022 Proposed Budget and Reserves Schedule. After the Board approves the budget, you will receive a new coupon book for payment of the quarterly assessment.

Also enclosed is a proxy to vote on two amendments to the Declaration of Covenants, Restrictions, Conditions and Easements. It requires 2/3rds affirmative votes to pass. Please complete and return your proxy in the envelope provided.

Pursuant to Florida Statute 720, each Member of the Association is eligible to receive the Year-End Financial Statement for the 2021 fiscal year at no charge. If you would like a copy, please either email your request to [daynasmith@mgmt.tv](mailto:daynasmith@mgmt.tv) or send your written request to Lighthouse Property Management, 16 Church Street, Osprey, Florida 34229.

Should you have any questions, kindly contact Lighthouse Property Management directly at 941-460-5560.

Sincerely,

Gary Hamill, LCAM  
Association Manager for Creekside Preserve HOA, Inc.

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16 Church Street  
Osprey, FL 34229  
941-460-5560

## **MEMBERSHIP MEETING AGENDA**

Date: November 15, 2021

Time: 7:00 p.m.

Place: Parrish United Methodist Church  
12180 US-301, Room #123  
Parrish, FL 34219

*or*

Virtually: <https://global.gotomeeting.com/join/353851741>

Telephone: United States: +1 (646) 749-3122

Access Code: 353-851-741

1. Call the Meeting to Order.
2. Determination of a quorum.
3. Proper meeting notice.
4. New Business:
  - a. Vote on amendments to the Declaration of Covenants.
5. Old Business.
6. Adjournment.

Additional agenda items may be posted at least 48 hours prior to the meeting as required by Florida Law.

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## **BOARD OF DIRECTORS BUDGET ADOPTION MEETING AGENDA**

1. Call the Meeting to Order.
2. Determination of a quorum.
3. Proper meeting notice.
4. Approve previous meeting minutes.
5. New Business:
  - a. Adopt the Budget and Reserves Schedule for 2022.
  - b. Establish the quarterly assessment for 2022.
6. Old Business.
7. Adjournment.

Additional agenda items may be posted at least 48 hours prior to the meeting as required by Florida Law.

Posted: 10/18/21

## AMENDMENTS

### DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS OF CREEKSIDE PRESERVE

[Additions are indicated by **bold underline**; deletions by ~~strike-throughs~~]

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#### ARTICLE VI GENERAL COVENANTS AND RESTRICTIONS

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##### Section 2. Setbacks and Building Lines.

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(b) Walls, Hedges and Fences. No wall, fence or hedge on any Lot shall be more than six (6) feet in height. All Any wall, fence or hedge on any Lot walls and fences shall be subject to the prior written approval of the Architectural Control committee for height, materials and finish and shall comply with all governmental requirements. Any fence upon a Lot shall be picket style and not opaque, with opening between pickets. Chain link and wood fences are prohibit on any Lot. Any wall that is installed along any boundary line of a Lot that abuts or overlooks a Wetland Conservation Area (as described on the Plat) shall be transparent. Solid walls shall not be permitted along boundary lines but "see through" type walls are permissible, subject to the prior written approval of the Architectural Control Committee. Violations of the provisions herein are subject to fines as described elsewhere in the Declaration.

Any fence located on a Lot located within the interior section of the Community that shares a rear boundary line and also share side boundary lines with at least two (2) other Lots, shall be solid white vinyl fencing that begins ten (10) feet from the front most corner of the residence and may not exceed a maximum height of seventy two (72) inches or six (6) feet. All fencing on exterior Lots that do not share a rear boundary line with any other Lot(s), or which abut ponds, waterways, or conservation areas must be open picket fencing that begins ten (10) feet from the front most corner of the residence. At the rear most section of the house, the fencing must begin to taper downward to a maximum of five (5) feet or sixty (60) inches.

~~—————No walls may be erected, placed, or maintained on any Lot unless approved in writing in advance by Declarant. Interior Lots that share a rear and side boundary lines with other Lots, shall have solid vinyl fencing. Exterior Lots that do not share a rear boundary line with any other Lot(s) shall be open picket style (each picket separated by space) and not opaque. Chain Link fences and wood fences are not permitted anywhere within the Property. Any wall that is installed along any boundary of a Lot that abuts or overlooks a Wetland Conservation Area (as described on the Plat) shall be transparent, so as to permit visibility of the conservation area or easement. Solid walls shall not be permitted along such boundary lines, but "see through" type walls, such as wrought iron are permissible, subject to prior written approval of the Architectural Control Committee. Notwithstanding the foregoing, the Declarant may cause to be constructed buffers and landscaping within the Drainage Easement as shown on the Plat.~~

AMENDMENTS

DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS AND EASEMENTS  
OF CREEKSIDE PRESERVE

*[Additions are indicated by **bold underline**; deletions by ~~strike-throughs~~]*

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ARTICLE VI  
GENERAL COVENANTS AND RESTRICTIONS

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Section 38. Maintenance and Care. Each Owner shall powerwash all sidewalks, driveways, aprons and curbs appurtenant to or serving such Owner's Lot at least once each year or as needed. Any violations of the provisions herein not corrected within thirty (30) days and repeat violations are subject to fines as described elsewhere in the Declaration.

**CREEKSIDE PRESERVE HOA, INC**

**2022 Proposed Budget for the period of January 1, 2022 - December 31, 2022**

**Based on 224 Lots**

<b>Quarterly Lot Assessment Fees:</b>		<b>2021 Fee - Fully Funded Reserves</b>	<b>2022 Fee - Fully Funded Reserves</b>
Unit Assessment - Operating		\$192	\$202
Unit Assessment - Reserves		\$78	\$93
<b>Total</b>		<b>\$270</b>	<b>\$295</b>
<i>Income</i>			
<b>A/C#</b>	<b>Description</b>	<b>Approved 2021</b>	<b>Proposed 2022</b>
6200	Assessment: 224 Lots	\$171,277	\$180,931
6210	Reserve Fee	69,887	83,494
<b>TOTAL INCOME</b>		<b>\$241,164</b>	<b>\$264,425</b>
<i>Expense</i>			
<b>A/C#</b>	<b>Description</b>	<b>Approved 2021</b>	<b>Proposed 2022</b>
7005	Bad Debt	\$2,000	\$2,000
7020	Dues/ Licenses/ Fees	125	125
7100	Insurance	9,984	12,106
7140	Professional Fees: Taxes	200	210
7150	Professional Fees: Legal	5,000	5,000
7200	Management Fee	16,438	17,260
7250	Office: Supplies/Svc	4,000	4,200
7260	Office: Postage	2,000	2,000
7270	Gate Administration	1,680	1,680
7420	Website	100	100
7520	Irrigation Contract/Repairs	15,000	15,000
7550	Lake Maintenance	4,950	4,950
7600	Landscape Contract	52,800	52,800
7610	Landscape Misc	8,000	8,000
7650	Landscape Replacements / Misc	8,000	5,000
7690	Preserve/Wetland Maintenance	1,000	3,500
7800	Tree Trimming	2,000	0
8010	General Maintenance/Repairs	1,500	1,500
8130	Street Light Repairs	1,000	1,000
8135	Gate Maintenance	12,000	12,000
8270	Security Equipment	1,000	1,000
8230	Playground Maintenance	500	500
8260	Powerwash	1,000	1,000
8240	Spirit Committee	1,000	1,000
8620	Electric Usage	10,000	11,000
8675	Telephone: Gates	3,000	3,000
9710	Contingency Fund	10,000	10,000
9715	Contribution to Operating Fund	5,000	5,000
<b>TOTAL OPERATING</b>		<b>\$171,277</b>	<b>\$180,931</b>
9970	Reserve Transfer	69,887	83,494
<b>TOTAL EXPENSE</b>		<b>\$241,164</b>	<b>\$264,425</b>

## CREEKSIDE PRESERVE HOA, INC.

STATUTORY RESERVES FOR EXPENDITURES AND DEFERRED MAINTENANCE  
 FIGURES ROUNDED (STRAIGHT LINE METHOD)  
 224 LOTS

			TOTAL LIFE				BALANCE		COST/
			ESTIMATED	LIFE	ESTIMATED	RESERVE	TO BE	COST	UNIT/
			IN YEARS	LEFT	COST	1/1/2022	COLLECTED	PER YR	QTR.
			-----	-----	-----	-----	-----	-----	-----
5050	Basketball Court	100%	10	1	4,376	4,376	0	0	0.00
5140	Fence	100%	20	5	25,750	15,684	10,066	2,013	2.25
5147	Gate	100%	15	10	38,110	17,205	20,905	2,091	2.33
5175	Well Pumps	100%	10	6	15,450	3,626	11,824	1,971	2.20
5230	Monuments	100%	20	6	4,564	3,904	660	110	0.12
5320	Paving	100%	20	5	315,900	212,294	103,606	20,721	23.13
5336	Playground	100%	15	1	22,557	5,974	16,583	16,583	18.51
5420	Sealcoating	100%	5	1	45,000	45,000	0	0	0.00
5450	Storm water mains/basins	100%	50	45	1,000,000	90,620	909,380	20,208	22.55
5455	Non-Statutory Reserves	100%	50	47	1,000,000	69,525	930,475	19,797	22.10
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					2,471,707	468,208	2,003,499	83,494	93.19

- 1 *The above table is presented in accordance with Florida Statute. Actual costs and replacement timing may vary based on actual conditions.*
- 2 *For better accuracy, management recommends having an annual reserve analysis performed by a qualified outside source.*
- 3 *Added storm water mains reserve in 2017*
- 4 *Changed paving reserve to 10 years based upon Gallizzi Study*

**CREEKSIDE PRESERVE HOMEOWNERS' ASSOCIATION, INC.**

**LIMITED PROXY**

The undersigned hereby appoints \_\_\_\_\_ (or if left blank, hereby appoints the President, or in the absence of the President, the Vice President, or in the absence of the Vice President, the Secretary of the Association) as my Proxy, with full powers of substitution, for all matters to come before the meeting of members of the Creekside Preserve Homeowners' Association, Inc., on, November 15, 2021 at 7:00 P.M. at Parrish United Methodist Church, 12180 US-301, Room #123, Parrish, FL, and any adjournments thereof. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution except that my proxy holder's authority is limited as indicated below:

*Check the "General Powers" box below if you want your proxy holder to vote on issues which might come up at the meeting for which a limited proxy is not required.*

**GENERAL POWERS:**

I authorize and instruct my proxy to use his or her best judgment on all matters, *other than the issues listed under limited powers*, which properly come before the meeting and for which a general proxy may be used.

**LIMITED POWERS:** For your vote to be cast on the following issues, **you must indicate your preference in the boxes provided below. Please email or mail your proxy prior to the meeting.**

Should the proposed amendment to Article VI. General Covenants and Restrictions, Section 2. Setbacks and Building Lines. (b) Walls, Hedges and Fences of the Declaration of Covenants be approved?

**Yes, For the amendment**

**No, Against the amendment**

Should the proposed amendment to Article VI. General Covenants and Restrictions, Section 38. Maintenance and Care of the Declaration of Covenants be approved?

**Yes, For the amendment**

**No, Against the amendment**

**YOUR BOARD OF DIRECTORS RECOMMENDS A 'YES, FOR' VOTE ON BOTH ISSUES.**

Dated: \_\_\_\_\_

Street Address: \_\_\_\_\_ Lot #: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

THIS PROXY IS REVOCABLE BY THE OWNER AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THIS PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORIGINAL MEETING FOR WHICH IT WAS GIVEN.

SUBSTITUTION OF PROXYHOLDER: The undersigned, appointed as a proxyholder above, will not be able to physically attend the membership meeting and hereby designates \_\_\_\_\_ to substitute for me in voting the proxy as set forth above.

Signature of proxyholder: \_\_\_\_\_ Date: \_\_\_\_\_