

State of the Unit Address

February 4, 2020

There are so many things that happened during this year that to write them in narrative form would be very lengthy. So instead, I have summarized the main activities and items that were completed during the previous year. It has been very rewarding, sometimes very challenging, to serve on your Board of Directors this past year.

Accomplishments during 2019:

- Maintenance
 - Chancellorsville Drive was cleared of low hanging shrubs and debris; 3 areas cleared; cost of \$3,800.00
 - Purchased pole saw and trimmer for common area maintenance; cost of \$320.00
 - Negotiated agreement with Barrington Park Condominium Assoc. to perform lawn maintenance on Roanoke Trail adjacent to City of Tallahassee (CoT) Retention Pond; began in February
 - BoDs approved expanded maintenance by Grass Monkeys; weed control in several areas; total cost annually for GMs service is \$7,680.00 for mowing
 - Backflow preventer on main monument repaired to meet city code
- City Maintenance (no cost to BRU1)
 - Sidewalk repaired at Roanoke and Chancellorsville via CoT service request
 - Yellow warning strips replaced at all street corners via CoT service request
- Assessments: Recovered past due assessment fees plus legal expenses from two residents
- Beautification
 - Several trees planted on HOA common area by CoT
 - One tree transplanted on HOA common area near Roanoke and Chancellorsville
 - Both monuments trimmed and mulched
 - Main monument had some new plants added for color
- Administrative
 - New owner & President for TPAM began to provide a more involved management service
 - BoD held several ACC meetings
 - BoDs elected replacement Director to maintain number of Directors at five persons; Beverly resigned and Fearington volunteered and was approved as a replacement
 - New Bylaws approved by BoDs
 - BRU1 via TPAMs assistance began program to increase Covenants compliance
 - Distributed house plans and other docs to many residents; original construction in BRU1
 - Director President attempted unsuccessfully to change MRA structure to eliminate BRU1's MRA assessment:
 - Allow BRU1 to withdraw from MRA; voted down by MRA BoDs
 - Allow MRA to take on an inactive status; voted down by MRA BoDs
 - Compiled a history of BRU1 dating back to the beginning based on documents recovered from archived files from as early as 2006

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- Legal
 - Garnered over 83% of favorable votes from residents to pursue legal action against BRU 2, 3, & 4 for reimbursement of maintenance and utility expenses paid on their behalf by BRU1 (Unjust Enrichment Case)
 - Attended court appearance on 19 Nov 19 for UE Case; continued until 27 Jan 20
 - Spent \$3,290.47 on legal fees to bring case to closure; this was the main reason for an increase in assessments for 2020
 - Received offer of \$11,000 from insurer for UE Case against BRU 2, 3, & 4; BoD accepted offer; signed Agreement & Release on 26 Dec 19
- Financial
 - The ending bank balance for 2019 was \$6,838.70 which included \$1,450.00 in prepaid 2020 assessments; the effective amount at the end of 2019 was \$5,388.70; this was below the requirements of the Bylaws, so assessments were increased for 2020

Plans for 2020:

- BoDs approved an assessment increase to \$250 per residence per year to meet Bylaw requirement of a minimum yearend cash reserves; based on assumption that UE case reimbursement would not happen by close of FY 2019; excessive legal expenses and delayed reimbursement from BRU 2, 3, & 4 were the causes of increased assessment
- Continue the effort to increase Covenants compliance
- Begin cash basis of accounting to make monthly/annual P&L statements easier to understand & track
- Common Area Improvements:
 - Add some more trees provided by City of Tallahassee to common areas
 - Remove dead/dying Wax Myrtles along Chancellorsville Drive
 - Add trees/shrubs in “thin” areas along Chancellorsville Drive
 - Replace trees/shrubs in areas where visual barriers have been removed
- Assessment for 2021 should be reduced substantially when UE reimbursement from BRU 2, 3, & 4 is taken into account; a better estimate will be available at the annual meeting in November



President, BRU1 HOA, Inc.