State of the Unit Address

January 29, 2024

General Comments

Almost everyone has provided their email addresses for communication purposes; this is very helpful and a cost saving for notification purposes for the HOA (only 7 residents out of the 78 do not use this means of communication). If you would like to provide an email address, send a message to bullrun1pres@gmail.com. The HOA sends out a minimum of emails each year, primarily for the purposes of notifying residents of upcoming meetings.

As a courtesy to your neighbors:

- please continue to park cars in your driveway as much as possible since the streets were not designed for parking on both sides and two way traffic; this is especially true at the corner of Sumter Hill and Breton Ridge
- please try to put out any yard waste or discarded items on the weekend prior to pickup (red week)
- the city asks that refuse containers be put out on the day before pickup and replaced by the day after pickup; thanks to the majority of residents that abide by this timing.
- the most chronic noncompliance issue in the HOA has to do with portable basketball goals; per the CC&Rs section XX "Sports equipment such as basketball goals shall be located to the rear of the dwelling so as not to be visible from the street." While a portable basketball goal may be used on the driveway in front of the dwelling, it should be stored out of sight when not in use. There are currently 3 basketball goals in use in our HOA and not being stored appropriately. When we purchased a home in Bull Run, we all agreed to abide by the covenants, so as a courtesy to you neighbors in the HOA who are in compliance with this article of the CC&Rs, please move the goals out of sight when not in use.

For your information, the Florida Sherriff's Insurance Co. has purchased the building at 2750 Chancellorsville Drive (old Southern Fidelity Insurance Co.). The building will be undergoing some major interior reconstruction according to Jeff Billingsley, realtor, probably commencing in mid 2024.

You can visit our website where much of the following information may be found.
http://www.bullrunonehoa.com/

Accomplishments during 2020:

- A Guard Rail Installation is on hold due withdrawal of commitment by Acme Barricade to install the barrier. Also on hold due to lack of responses to requests for quote from several other suppliers.
- Administrative
    - Mary Elizabeth Jackson is now the account manager with TPAM for our HOA.
    - Three ACC meetings were held: June, October and November
    - Special meeting was held on April 25, 2023
        - to approve assessment for above mentioned guard rail
        - Leslie Fearington resigned from the Board effective April 25, 2023
        - Kathy Alexander joined the Board and was elected Secretary effective April 25, 2023

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- the Annual Meeting was held on November 14, 2023
  - Current Board members volunteered to continue on the Board and were approved by acclamation of those present.
    - Phil Ross, President
    - Brett Schubert, Treasurer
    - Kathy Alexander, Secretary
    - Bill Stimmel, Director
    - Jerry Sirgey, Director
- Financial
  - Status as of December 31, 2023:
    - The bank balance was $8,196.77;
      - includes $900.00 in 2024 assessments paid before the end of the year which is income for FY 2024;
      - does not include $319.83 in one outstanding assessment
      - This makes $7,616.60 the effective amount in reserves which meets the Bylaws requirement of $7,000-$10,000
    - The assessment for 2024 was subsequently set at $300 per lot to maintain the required level of reserves for the following year

Plans for 2024:

- Maintain covenants compliance
- Maintain HOA common areas
- Monument refurbishment was approved at the annual meeting. Grass Monkeys will be providing the labor and BRU1 will be providing the sod and plants to:
  - Small monument: remove plants & shrubs and sod over most of the area. Add two shrubs in front of Century Link box
  - Main monument: remove dead/dying juniper and sod over that area, add two shrubs in front of Century Link box
- Continue to pursue some sort of vehicle intrusion protection from Millstone Plantation Roadway; this was approved in a special meeting last year, but no contractor has yet been willing to build/provide such a system. When a contractor has taken on the project, a special assessment will be administered and the amount will depend on the cost.

President, BRU1 HOA, Inc.