

# State of the Unit Address

February 17, 2021

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.

## Accomplishments during 2020:

- Maintenance
  - Chancellorsville Drive was cleared of 36 wax myrtle trees that were dying out and hanging over the sidewalk at a cost of \$1800;
  - 7 dead/dying trees removed along Chancellorsville Drive at cost of \$2,125.
- Beautification
  - Several trees planted on HOA common area by the City of Tallahassee;
  - Both monuments trimmed;
  - Main monument had some new plants added for color.
- Administrative
  - Ray Holloway is now the account manager with TPAM for BRU1.
- Legal
  - Received the settlement for Unit 1's unjust enrichment case against BRU 2, 3, and 4 in the amount of \$11,000.
- Financial
  - Began accounting on a cash basis instead of accrual basis to make reports easier to understand.
  - Status as of December 31, 2020:
    - The bank balance was \$18,039.30;
      - Included \$4,760.00 in 2021 assessments paid before the end of the year which is income for FY 2021;
      - This made \$13,279.30 the effective amount in reserves (\$518 more than estimated at the November 10, 2020 annual meeting).
        - Pursuant to the Bylaw reserve requirements:
          - Assessments were set at \$230 annually;
          - A \$60 rebate for 2021 was given which made assessment for 2021 equal to \$170.00.

## Accomplishments during 2021 to date:

- Completed the restoration of the Common Areas along Roanoke Trail, Breton Ridge, and Antietam Trail at the allocated cost of \$1500.
  - Antietam Drive (1 resident participated): \$174.70
    - 3 Western Red Cedars
  - Breton Ridge (1 resident participated): \$462.56
    - 13 Sweet Viburnum
  - Roanoke Trail (2 residents participated): \$859.11
    - 35 Sweet Viburnum (9 at one location and 26 at another location)

## Plans for 2021:

- Maintain Covenants compliance.

President, BRU1 HOA, Inc.