

March 26, 2025

**HIGHLIGHTS: Master Board Meeting**

**Respectfully submitted: Rosalie Howell, Wellington Master Board Representative**

**1. FINANCIALS-Ending February 28,2025**

**A. HOA-\$34,771 under budget**

- a. Contributing factors:
  - Gen & Admin-\$5079 under
  - Payroll-\$7022 under
  - Grounds-\$15087 under
  - Irrigation-\$15537 under
  - Irrigation utilities-\$5449 under
  - Wells/Irrigation-\$6411 under

**B. CLUBHOUSE-\$19,980 under budget**

- a. Contributing factors:
  - Gen & Admin-under \$9259
  - Payroll-under \$8139
  - Clubhouse expenses-under \$8558

**C. Delinquencies-Monthly total \$32,208**

**D. Additional April Meeting** to be scheduled to vote on the following:

- 1. Legal-Regular Lawyer, Frank Ruggieri, does not handle property & insurance type business. We have 10 billable matters pending. Vote will be to hire Shutts &

Bowen

LLP. Initial retainer \$3500.00. (Contingency agreement) This will be to negotiate

and

handle transfer of title & ownership, if possible. Plus surveyor @ \$2500.

Examples: 2 front corners of KR entrance-one owned by golf course and other

owned

by developer, Sussex wall owned by Highgate, retention pond in Whitehall owned

by

golf course, guardhouse is not assigned to any owner, etc. Many are incorrectly classified at the Lake County Appraiser's Office.

- 2. Road Repair and Striping-waiting for more bids
- 3. Sports Court Landscaping-to be completed before rainy season.

**F. Votes Conducted**-approved

- 1. Vital Security and Investigation

Approved 3% increase for the next 2 years starting May 2025. Then entire

contract

will be renegotiated. We are way below market rates.

**2. Covenant Enforcement Committee**

- A. Madeline Belsito, Wellington, was appointed as the CEC Committee Chairperson.
- B. Two new members announced: Lorrie Chappel, Brighton and Jackie Schmidt, Highgate

**3. Finance Committee**

- A. 3 AC units installed above ballroom. Remaining 6 units will be delivered and installed March 24-28
- B. Roof-No start date

- C. Tennis Courts 1&2 -entering final stage of completion
- D. Phase 2-remaining Sports Court Complex to be addressed later in the year.
- E. Clubhouse, North Spa and Guardhouse painting to be done later in the year.
- F. Parking lot tree variance-hearing scheduled April 8 @ 3:00pm Clermont City Council meeting room.
- G. Gym Equipment-usage study in progress
- H. Danbury Mill pond-Cuttings of Bull Brush runs \$10K per cutting, approx 7-10 Xs per year.  
Pulling them out is not an option due to the fact that they are attached to the pond liner.  
New liner approx. \$325,000. Researching other options.

**4. UPCOMING**

- \* Hunt Talent Show Pick: Leesah Stiles & John Rathbone-April 5. \$15.00 + tax. On sale now
- \* Spring Social Hour-April 11. Extended hours to 7pm. Entertainment by DJ, Mike Madawi
- \* Sunday April 20, Clubhouse will be closed for the Easter Holiday
- \* MINGO-Friday, JUNE 6. Tickets on sale Friday April 4. \$7.00 + tax
- \* June Summer Dance-Saturday, June 21. Tickets on sale Friday, April 25. \$10.00 + tax