



September 10, 2019

**RE: Waterside Homeowners Association of LML, Inc.**  
**Annual Meeting of the Membership & Board of Director's Budget Meeting**

Dear Waterside Resident(s),

On behalf of the Board of Directors of the Waterside Homeowners Association of LML, Inc., you are hereby notified, in accordance with the Association's Bylaws and Florida Statute 720, that the Association's Annual Meeting of the Membership, followed by the Board of Director's Budget Meeting, is scheduled as follows:

**Time: 2:30 PM**

**Date: September 25, 2019**

**Place: Hilton Garden Inn-2155 North Pointe Pkwy, Lutz, FL 33558**

The purpose of the Board Budget meeting will be to review and approve the 2020 Budget for the Association. This will include consideration of the 2020 regular assessment and any other business that may come before the Board of Director's. A copy of the proposed 2020 Operating Budget is enclosed.

Waterside homeowners will be receiving coupons, and will have several ways to pay the dues. For more information, please contact our Customer Service Representatives on 1-877-221-6919.

Also included in this mailing you will find a questionnaire for you to submit any questions ahead of this meeting. This will allow us time to research any information we need to be able to address your concerns. Please return to the mailing to Waterside c/o Evergreen Lifestyles Management at 2100 S. Hiawasse Rd, Orlando, FL 32835 – or email it to [mfleshman@Evergreen-LM.com](mailto:mfleshman@Evergreen-LM.com) by September 20, 2019. Should you have any questions regarding these meetings or enclosures, please do not hesitate to contact us.

Please find the following enclosed items for the upcoming Annual and Budget Meetings:

1. Annual and Budget Meetings Agenda
2. Questionnaire
3. Draft 2020 Budget

If there are any questions at all, please let us know.

Sincerely,

*Michael Fleshman*

Michael Fleshman, LCAM, CMCA, AMS  
Area Manager – Tampa West  
[mfleshman@Evergreen-LM.com](mailto:mfleshman@Evergreen-LM.com)

# **WATERSIDE HOMEOWNERS ASSOCIATION OF LML, INC.**

C/O Evergreen Lifestyles Management  
2100 S. Hiawassee Road  
Orlando, FL 32835

## **2019 ANNUAL MEETING**

September 25, 2019

2:30 PM

Hilton Garden Inn-2155 North Pointe Pkwy, Lutz, FL 33558

### **AGENDA**

- I. Call to Order
- II. Verification of Quorum
- III. Introductions
- IV. Financial Review
- V. Status of the Community
- VI. General Discussion
- VII. Adjournment

## **2019 BOARD OF DIRECTORS BUDGET MEETING**

**September 25, 2019**

### **AGENDA**

- I. Call to Order
- II. Verification of Quorum
- III. 2020 Budget Adoption
- IV. Adjournment



## Waterside Homeowners' Association of LML, Inc.

Based on 28 Closed Homes as of 12/31/2019	2019 Master	2020 Master
Based on 47 Closed Homes as of 12/31/2020		
Total Homes	105	105
Monthly Assessment	\$83.72	\$83.72
Quarterly Assessment	\$251.15	\$251.15
Annual Assessment	\$1,004.62	\$1,004.62

	Account	Description	2019 Budget	2020 Budget
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### Operating Accounts

#### Income Accounts

	Account	Description	2019 Budget	2020 Budget
<b>Income</b>				
	40-4010-000	Assessments	\$105,484.67	\$30,641.52
	40-4112-000	Developer Subsidy-Master	\$0.00	\$74,843.48
New				
<b>Income Accounts Total</b>			<b>\$105,484.67</b>	<b>\$105,485.00</b>

#### Expense Accounts

##### Administrative

	51-5112-000	Meeting & Community	\$300.00	\$300.00
	51-5135-000	Postage & Copies	\$1,000.00	\$1,003.00
	51-5136-000	Bank Charges	\$50.00	\$0.00
	51-5151-000	CPA Services	\$500.00	\$500.00
	51-5154-000	Website Expense	\$900.00	\$900.00
	51-5158-000	Legal Fees-Collections	\$200.00	\$200.00
	51-5159-000	Legal Fees-General	\$1,000.00	\$1,000.00
	51-5160-000	Insurance	\$10,000.00	\$9,590.00
	51-5165-000	Taxes, Licenses & Fees	\$100.00	\$100.00
	51-5170-000	Admin Expense-General	\$2,500.00	\$2,500.00
	51-5175-000	Bad Debt Expense	\$536.64	\$540.00

##### Maintenance & Labor

	60-6010-000	Common Area Maintenance	\$2,504.67	\$2,500.00
	60-6015-000	Mail Kiosk	\$1,000.00	\$1,000.00
	60-6020-000	Landscape-Other	\$4,000.00	\$4,000.00
	60-6025-000	Plant Replacement	\$4,000.00	\$4,000.00
	60-6030-000	Palm Tree Pruning	\$500.00	\$500.00
	60-6045-000	Mulch Replacement	\$8,848.32	\$7,935.00
	60-6050-000	Sprinkler Repairs	\$1,659.84	\$1,700.00

##### Utilities

	72-7240-000	Electric-Streetlights	\$22,680.00	\$21,680.00
	72-7265-000	Water	\$500.00	\$500.00
	72-7270-000	Gas	\$0.00	\$4,000.00

##### Contract Services

	78-7820-000	Landscape Contract	\$26,963.25	\$25,000.00
	78-7835-000	Lake Maint Contract	\$3,182.40	\$3,200.00
	78-7840-000	Management Contract	\$8,820.00	\$8,820.00
	78-7860-000	Operating Contingency	\$1,322.88	\$1,600.00

##### Reserves Transfers

	90-9120-000	Reserve Transfer-Pooled	\$2,416.67	\$2,417.00
New				

<b>Expense Accounts Total</b>			<b>\$105,484.67</b>	<b>\$105,485.00</b>
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<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$0.00</b>
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## Waterside Homeowners' Association of LML, Inc.

Based on 170 Closed Homes as of 12/31/2019		2019 GATED	2020 GATED	
Based on 194 Closed Homes as of 12/31/2020				
Total Homes		39	39	
Monthly Assessment		\$30.39	\$30.39	
Quarterly Assessment		\$91.18	\$91.18	
Annual Assessment		\$364.74	\$364.74	
	<b>Account</b>	<b>Description</b>	<b>2019 Budget</b>	<b>2020 Budget</b>
<b>Operating Accounts</b>				
<b>Income Accounts</b>				
<b>Income</b>				
	40-4015-001	Assessments-Gated	\$14,224.75	<b>\$14,224.85</b>
<b>New</b>				
<b>Income Accounts Total</b>			<b>\$14,224.75</b>	<b>\$14,224.85</b>
<b>Expense Accounts</b>				
<b>Utilities</b>				
	72-7245-001	Electric-Gate	\$1,200.00	<b>\$1,200.00</b>
	72-7250-001	Telephone-Gate	\$958.08	<b>\$960.00</b>
	78-7815-001	Lift Station Maint	\$900.00	<b>\$900.00</b>
<b>Contract Services</b>				
	51-5161-001	Insurance-Gate	\$2,500.00	<b>\$2,600.00</b>
	78-7810-001	Gate Maintenance Contract	\$5,000.00	<b>\$4,904.85</b>
<b>Reserves</b>				
<b>Transfers</b>				
	90-9125-001	Reserve Transfer-Pooled	\$3,666.67	<b>\$3,660.00</b>
<b>New</b>				
<b>Expense Accounts Total</b>			<b>\$14,224.75</b>	<b>\$14,224.85</b>
<b>Operating Accounts Net</b>			<b>\$0.00</b>	<b>\$0.00</b>



# ATTENTION – ACTION REQUIRED

## Evergreen Lifestyles Management Software Conversion

### January 1, 2020

As Evergreen continues to grow we are always looking for better ways to serve our clients. With this in mind, we have contracted with a new community management software package. We know that with new changes some questions are bound to arise. As we progress closer to January 1, the list below will grow with new information and be disseminated so that all homeowners are in the know. The information may arrive in the mail and/or be sent via eBlasts through the community websites. If you are not currently registered, now is the time and our customer service representatives are here to serve you if you need assistance. In the meantime, business will carry on as usual as we look forward to new and exciting adventures ahead.

✓ **Will payment address change?**

Yes, all owner payments will have a new remittance address and it will be provided with your 2020 coupons. If you have on-line bill pay through your financial institution, this information will need to be updated.

✓ **Will owners need new passwords to access the new payment portal of the community website?**

Yes, the new payment portal of the community websites will require new login credentials. Each owner will receive communication with the new credentials prior to the transition.

✓ **Will owners need to reestablish recurring payments (echeck or credit card) through new payment portal.**

Yes. The current payment portal link known as CincWebAxis (Cinc) will no longer be in existence as of December 31, 2019.

