

Hunter's Trace HOA
5076 NE 7th Place
Ocala, FL 34470

July 14, 2020

Robin & Marilyn Corsiglia
5200 NE 9th Lane
Ocala, FL 34470

Hello, Robin & Marilyn :

Though the annual meeting has been postponed indefinitely, the HOA Board and other volunteers have been active. This letter is intended to bring you up to date and to ask for your input on issues that concern you as residents, property owners and members.

Three items have been prominent on the agenda of recent Board meetings:

- The deteriorating fence on 7th Street
- The need to keep the public-facing area on 7th Street clean and attractive
- Filling the position of president of the HOA, given that Jim Allie, after years of service, is retiring

As secretary, I would add one other item, which is the improvement of communications among members of the HOA. Not only are mailings slow and far between, but consider that this mailing cost more than \$50.00, your assessment for this year. Emailing and texting, as well as phone calls are cost free.

I ask that you reply to this letter via email at vdomeras@gmail.com or text message at (352) 804-7626, or by US Mail, so that I will have a record of your electronic contact information, if any, as well as any opinions and suggestions regarding the following:

The Fence

Just like the signs and plantings on 7th Street, the fence says that we are a unified community and that we have standards that we support. Wooden fences need maintenance and eventual replacement. We are nearing that point in the life of our fence. The Board will be seeking estimates for replacement of the existing fence, which could run anywhere from ten to twenty thousand dollars. Other options might include a cheaper fence style, or one that is more attractive, or more durable.

We aren't allowed by law to include the cost of the fence in our annual budget and your assessment. Voluntary contributions (we have been suggesting \$50) have created a fence fund of \$4,369.62. Please share any suggestions regarding the fence replacement and/or its financing.

The Entrance and Grass Strip on 7th Street

Volunteers have been updating and maintaining the plantings at the entrance and have been removing the tons of litter that appears on the grass strip. We have been paying contractors for mowing and for repairs to the irrigation system for the flowers and shrubs. Having exhausted our volunteers, the jobs still need to be done, so the Board has decided to hire one company, Your Land Escape, to begin the work beginning on April 1, 2021 at a rate of \$400 per month. Four seasonal plantings, pruning, mowing, trimming, trash removal, and maintenance of the irrigation system are included. **The additional cost will necessitate an increase in the annual assessment in April 2021 to \$90.**

I find that, when I need to invest in our property by way of a repair or improvement, it's helpful to recall the day that I first entered Hunters Trace and saw the house that we now live in. We were first impressed by the enclosed nature of the development, attractive entrance, the clean streets and the care that everyone seemed to take of their properties. As a resident, I understand the temptation to put off a repair, leave a trailer in the driveway, build a handy storage structure, add a fence, etc.

HOAs in Florida are generally considered a necessary nuisance; expensive, arbitrary and generally not responsive. We are voting members of a co-op, in the sense that it is up to all of us to maintain the value of all of the properties at as low a cost as possible. Volunteers have kept our costs remarkably low, given the quality of our development. But some tasks are beyond our abilities and volunteer labor must be refreshed by new volunteers.

➔ Please consider what you might contribute in time and effort and if you or someone you know can fill the empty spot as president of the group, please let us know.

And stay safe.

Vincent Domeraski
Secretary
Hunters Trace HOA

I ask that you reply to this letter via email at vdomeraski@gmail.com or text a message at (352) 804-7626, or by US Mail, so that I will have a record of your electronic contact information, if any, as well as any opinions and suggestions regarding the following:

Just like the sign and plantings on the Street, the fence says that we are a united community and that we have standards that we support. Wooden fences need maintenance and to replace them is a big job. We are hearing that point in the life of our fence. The Board will be seeking estimates for replacement of the existing fence, which could run anywhere from ten to twenty thousand dollars. Other options might include a chain-link fence or a different material. We need a lawyer to include the cost of the fence in our annual budget and your discussion. Voluntary contributions have been suggested. I'd love to hear what you think. If you have any suggestions regarding the fence replacement, please let me know.

The Entrance and Grass Strip on the Street

Hunters Trace HOA
Executive Committee Minutes
July 10, 2020

Called to order by Jim Allie, President at 10:00 am

Present: Tim Bell, Treasurer
Ann Mercer, Vice President
Vince Domeraski, Secretary
Louise Allie

Jim explained that the purpose of the meeting was to discuss the financing and installation of a new fence on 7th Street within the next two years. He also expressed his intent to retire from the presidency for health reasons and the need for someone else in the community to take over the position. He recommended that a letter be sent to all homeowners, soliciting ideas as to what should be done about the fence replacement and its funding and seeking a new president. Tim reminded all present that it would be illegal to assess members for the fence and that the money in the fence fund has come from voluntary contributions. Jim said that he would solicit two or three estimates for the fence replacement.

Ann mentioned that she had received an estimate from Your Land Escape, for mowing the 1000 foot strip of grass on 7th Street, picking up trash, trimming shrubs and four seasonal plantings and maintaining the irrigation system at the entrance to the community. This had been done previously by volunteers and a mowing and an irrigation contractor as required. The cost would be \$400 per month. After considerable discussion it was decided to have Your Land Escape begin work next April and that the annual assessment would need to be increased to \$75 in order to cover the cost. *

Vince brought up the possibility of moving our communications toward the HOA website. It was agreed to that it should be looked into.

The meeting adjourned at 11:10 am.

*After checking the budget in detail, it was determined that the annual fee, beginning on April 1, 2021, needs to be \$90. The adjustment was approved via email on this day.