

The Pines of Wekiva Homeowner's Association

Management Report June 8, 2010

Financials

Enclosed is the financial report for the month ending March 31, 2010 as prepared by Elizabeth Bohling, Bookkeeper at Hara Management, Inc. For this reporting period the association had **\$55,777.25** in two operating accounts, and **\$40,153.95** in the reserve account.

Delinquencies

There were **179** (down from 239) delinquent accounts with balances greater than \$10.00 in May for a total outstanding amount of **\$ 64,807.79** (down from \$71,483.48)

(5) (8) Bankruptcies	\$3,490.98	
(37) (36) Mortgage Foreclosures	\$31,039.17	\$29,269.43
(22) (28) At Attorney	\$14,270.27	\$17,808.36
(9) (7) Lien Intent Letters	\$3,351.61	\$ 2,567.29
(71) (73) Delinquency Letters	\$7,447.79	\$ 8,415.16

General

Monthly Provided Reports:

- **Aged Owner Balances w/status**
- **Violation Inspection Report:** Included
- **Collection Report:** Included by request of BOD's (rcvd payments from ten (10) accounts > \$100.00)
- **Resale Report** Included (six properties in May)

400 Kings Eagle: Sent the tax record, indicating the new owners Mr. & Mrs. Hebda's, to Accounting the day after the last meeting

Minutes & ARC to Webmaster: Sent the approved minutes for March & April to the Webmaster as requested by the board at the May meeting.

No Trespassing Signs: Signs are here, and handyman is scheduled to install sign on the Lake Ave fencing.

Barfield Fence: Contacted vendor, as requested by President, and was informed they no longer work on wood fencing unless the project is greater than 1000 feet.

Duncan Fence: Asked Mike Duncan to supply me with a quote for replacing 110 feet of perimeter fence behind two units off of Pine Forest Place; have not received quote.

Early Financials: Thursday instead of Wednesday this month due to Memorial Day holiday and financials not ready.

BB&T deposit list: May be a moot point in the near future.

Utility Bills: Now being signed by HMI Director; Cash Disbursements Report shows payments made for the association including the utility bills.

Code Enforcement/vehicles: sent email to John Craft with Apopka Code Enforcement requesting their assistance in tagging four inop/unlicensed vehicles in the community. (email attached)

F.S. 720 Changes: Included is an email note for Karen Wonsetler P.A. saying some good news is forthcoming with changes in the law for HOA's regarding collections when it pertains to homes occupied with tenants. It looks like the Association will not have to file for "receivership" when trying to collect Assessments from tenants after July 1, 2010.

1219 Foxforrest Cir: Left two messages for Mr. Mott at America's Servicing Company (Div. of Well Fargo Home Mtg.) to call me regarding the two outstanding mortgage notes on the this property.

138 Lancer Oak: H/O called and requested to pay off his \$513.00 balance. I took his email address and said A/R would follow up with him. His account is at the Attorney. I called him back and was told the 138 Lancer Oak address is his "Junk Mail" address, he uses a P.O. Box. I told him to reply to A/R's email giving us his P.O. Box information. Attached is the Tax Record showing the P.O. Box address.

- Sent an email to Mr. Norton; it was returned with an "error"
- Called and left message for H/O to call me back.
- Closed violation record in May because the property looked "vacant"
 - Planned to have Landscaper add this address to their maintenance list.

459 Lancer Oak ARC: H/O recently requested copy of approved ARC saying she didn't have the name of color for repainting house exterior. Attached is copy of Approval Letter and original ARC application which only asks for repainting the door, Cherry Tart.

200 Lancer Oak: Dispute over responsibility of fence maintenance. 200 Lancer Oak wants neighbor to paint both sides of wood fence. Manager contacted KWPA for advice on Covenants, which had been amended.

Respectfully submitted by:
Paul Corvi, LCAM
Hara Management, Inc.