BRAMBLE POINTE AT TWINEAGLES HOA
C/O KEB Management Services
6017 Pine Ridge Road #262
Naples, Florida 34119

MINUTES OF BOARD OF DIRECTORS BUDGET MEETING:
Bramble Pointe at TwinEagles HOA, Inc.

The budget meeting of the Bramble Pointe at TwinEagles Homeowners Association, Inc. was held on Monday, November 22, 2021, at 4:00 p.m. This was a virtual meeting using GoToMeeting.

Present and Constituting a Quorum were Directors:
Mike Carbray Tom Johnson Joe Kosek Rocci Romano

Proof of Notice
Mr. Bloom advised in accordance with Florida laws, notices of the meeting were mailed out 14 days in advance to the homeowners. Meeting notices were mailed out October 28, 2021. Included were instructions for joining the meeting.

Approval of Minutes from 2021 Budget Meeting
Joe Kosek motioned to approve minutes from the 2021 budget meeting.
Rocci Romano seconded. Approved.

Review and Adopt 2022 Budget
Despite some increases to the landscape contract, management contract, maintenance, and audit, the quarterly assessment will remain the same as 2021. At year end 2021, there is expected to be a cash surplus of approximately $70,000.

Rocci Romano motioned to approve the budget for 2022 as presented.
Joe Kosek seconded. Approved. The quarterly assessment will be $905.00.

Homeowner Comments and Questions
The board has decided to use some of the surplus funds to cover the costs of painting all the mailboxes.

Mike Carbray motioned to approve painting the mailboxes at a cost of $115.00 each to be paid out of surplus funds.
Tom Johnson seconded. Approved.

Rocci Romano motioned to reimburse $115.00 to the owners that already paid to have their mailboxes painted.
Joe Kosek seconded. Approved.

Currently the board is working to bring the landscaping up to neighborhood standards. Due to concerns regarding maintaining this standard, the board has decided to keep the cost of landscape replacements in the budget. Juniper will be replacing some plants that were not installed properly. If any owners have landscape issues, they should email the issue to Ken Bloom (bloomk@kebmgnt.com). Ken will then forward the email to the landscape company and copy the owner as well.
All homes are current with their assessments except for one that is working through the bankruptcy procedure.

Adjournment
Mike Carbray motioned to adjourn.
Tom Johnson seconded.

Meeting was adjourned at 4:40 p.m.
Kenneth Bloom, Property Manager for Bramble Pointe HOA