

Westminster Crier October 2021 Vol 1

News from the Board Meeting

RECKLESS AND/OR UNSAFE DRIVING GUIDELINES. Your Board of Directors unanimously approved the revised guidelines which will now be posted on the Westminster website. Please follow these rules and guidelines for your own safety and the safety of others. If you are unsure of any driving practice and/or etiquette you can look for it in the Florida Statutes, Chapter 316.

Children and Golf Carts

As we approach the holiday season we are aware there will be many young visitors to the Community. Please remember that those younger than 14 years of age cannot operate a golf cart on Westminster roads. Passengers and the driver must remain seated while the golf cart is in operation and all traffic laws must be observed and closely followed.

Parked Cars

Autos may not be parked any closer than within 15 feet of a fire hydrant.

Christmas for the Guards

Once again we would like to thank our guards. If you would like to make a donation please stop by the Westminster Office. Also remember our guards may not accept personal food / goodies donations

ARC

The ARC has an open position for a non-voting member of the committee.

Anyone interested in serving can make notice to the ARC at arcofwestminster@gmail.com or the property manager at manager@westminstercommunity.com

Non-voting members still play a critical role in the function of the ARC and are in line for a voting position.

Other News

Ladies Luncheon

The monthly Ladies Luncheon has resumed. Mark your calendars for the first Thursday of every month - the next one is on November 4 - at 11:30 AM at the Club House. It's a great way to socialize with your current friends and meet new friends. Please contact Irene Hart by the Tuesday before to let her know you are

attending - hartnhart2@aol.com or 540-748-0513.

BINGO

Bingo has officially started for the season. Come join the fun in the billiards room every Monday evening at 7 pm. If you have any questions call George at 239-369-2801.

Caliber

Owners, please update or check your caliber account for your mailing address. Caliber is the source of addresses of record for our HOA mailings, to include the Annual Meeting notice.

Owners who have not yet signed up for Caliber will need their Caliber account number.

The office can provide the account number for them.

2022 Budget that was proposed by the finance committee and approved by the BOD.

	Westminster Community 2022 Budget Analysis			
	YTD	Year 2021	Budget	2021 Var
Assessments - Operating				
Maintenance Fee	\$ 440,568.85	\$ 755,260.89	\$ 755,260.00	\$

Capital Fund	\$	42,000.00	\$	72,000.00	\$	36,000.00	\$	36,000.00
Late Fees	\$	19,466.21	\$	33,370.65	\$	1,200.00	\$	32,170.65
Total Assessments	\$	502,035.06	\$	860,631.53	\$	792,460.00	\$	\$68,171.53

Other Income

Application Fees	\$	2,420.00	\$	4,148.57	\$	3,600.00	\$	\$1,528.57
Pool Key/Barcodes	\$	602.00	\$	1,032.00	\$	1,200.00	\$	(568.00)
Clubhouse Rental	\$	-	\$	-	\$	-	\$	-
Transfer Fees	\$	4,200.00	\$	7,200.00	\$	3,600.00	\$	3,600.00
Background Check Fees	\$	-	\$	-	\$	3,000.00	\$	(3,000.00)
Other Income	\$	486.00	\$	833.14	\$	-	\$	\$353.14
Comcast Service Agreement	\$	3,616.69	\$	6,200.04	\$	6,200.00	\$	-
Interest Income	\$	138.86	\$	238.05	\$	150.00	\$	-
Total Other Income	\$	11,463.55	\$	19,651.80	\$	17,750.00	\$	\$1,901.80

Total Income	\$	513,498.61	\$	880,283.33	\$	810,210.00	\$	\$70,073.33
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Administration

Management Fees	\$	37,500.00	\$	64,285.71	\$	62,400.00	\$	(1,885.71)
Accounting Services	\$	8,680.00	\$	14,880.00	\$	15,326.00	\$	(6,400.00)
Tax Prep	\$	275.00	\$	471.43	\$	600.00	\$	-
Annual Corporate Report	\$	70.00	\$	120.00	\$	-	\$	(45.00)
Caliber Port Access	\$	-	\$	-	\$	120.00	\$	-
Office Expense	\$	13,923.12	\$	23,868.21	\$	13,000.00	\$	(10,945.09)
Owners Collection Fees	\$	11,457.32	\$	19,641.12	\$	-	\$	(8,183.80)
Professional Services/Legal Fees	\$	16,518.37	\$	28,317.21	\$	20,000.00	\$	(8,317.21)
Document Changes	\$	-	\$	-	\$	1,500.00	\$	-
Taxes & Licenses	\$	375.00	\$	642.86	\$	120.00	\$	(267.86)
Background Check Fees	\$	604.00	\$	1,035.43	\$	3,000.00	\$	1,361.43
Wages Office Asst	\$	11,383.00	\$	19,513.71	\$	22,495.00	\$	2,699.29
Payroll Processing	\$	5,047.87	\$	8,653.49	\$	7,898.00	\$	(705.62)
Contingency	\$	50.00	\$	85.71	\$	22,013.00	\$	21,928.29
Bad Debt	\$	-	\$	-	\$	-	\$	-
Total Administration	\$	105,883.68	\$	181,514.88	\$	168,472.00	\$	(\$13,036.80)

Building

CC Maintenece	\$	23,684.19	\$	40,601.47	\$	12,866.00	\$	(27,737.28)
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Pressure Washing	\$	3,200.00	\$	5,485.71	\$	-	\$	(5,4
Janitorial Services	\$	7,824.76	\$	13,413.87	\$	14,420.00	\$	1,0
Pest Control	\$	450.00	\$	771.43	\$	900.00	\$:
Fire System Inspection	\$	125.00	\$	214.29	\$	176.00	\$	
Exercise Equipment Repair	\$	2,115.83	\$	3,627.14	\$	2,500.00	\$	(1,1
Total Building	\$	37,399.78	\$	64,113.91	\$	30,862.00		(\$33,)
Grounds								
Lawn Services	\$	44,690.49	\$	76,612.27	\$	65,000.00	\$	(11,6
Grounds Replacement	\$	15,427.58	\$	26,447.28	\$	45,000.00	\$	18,5
Pine Straw	\$	2,568.75	\$	4,403.57	\$	-	\$	(4,4
Irrigation Pump Repairs	\$	8,407.27	\$	14,412.46	\$	20,200.00	\$	5,7
Irrigation Maintenance	\$	13,091.51	\$	22,442.59	\$	10,140.00	\$	(12,3
Well	\$	-	\$	-	\$	3,300.00	\$	3,3
Irrigation Repairs	\$	2,143.96	\$	3,675.36	\$	15,000.00	\$	11,3
Lake Maintenance	\$	1,260.00	\$	2,160.00	\$	7,000.00	\$	4,0
Lakes Contracts	\$	7,560.00	\$	12,960.00	\$	15,120.00	\$	2,7
Fountain Maintenance	\$	-	\$	-	\$	2,000.00	\$	2,0
Fence Maintenance	\$	64.24	\$	110.13	\$	1,800.00	\$	1,0
Recreational repairs	\$	668.23	\$	1,145.54	\$	2,880.00	\$	1,7
Capital Improvements	\$	-	\$	-	\$	36,000.00	\$	36,0
Total Grounds	\$	95,882.03	\$	164,369.19	\$	223,440.00		\$59.
Insurance								
Insurance Expense	\$	24,164.81	\$	41,425.39	\$	39,960.00	\$	(1,4
Total Insurance	\$	24,164.81	\$	41,425.39	\$	39,960.00		(\$1,)
Pool								
Pool Maintenance	\$	4,642.25	\$	7,958.14	\$	7,200.00	\$	(7,
Pool Repairs	\$	7,462.88	\$	12,793.51	\$	9,000.00	\$	(3,7
GeoThermal Repair	\$	196.00	\$	336.00	\$	465.00	\$:
Pool Heat	\$	-	\$	-	\$	1,200.00	\$	1,2
Total Pool	\$	12,301.13	\$	21,087.65	\$	17,865.00		(\$3,)
Security/Gate								
Security Equipment	\$	4,695.43	\$	8,049.31	\$	2,500.00	\$	(5,5
Community Access	\$	108,334.28	\$	185,715.91	\$	182,000.00	\$	(3,7

Gate Repairs	\$	12,818.61	\$	21,974.76	\$	18,500.00	\$	(3,4
Gate Maintenance	\$	2,282.87	\$	3,913.49	\$	6,500.00	\$	2,1
Security Camera Installation	\$	6,461.36	\$	11,076.62	\$	-	\$	(11,0
Entry								
Features/Maintenance	\$	220.00	\$	377.14	\$	600.00	\$:
Total Security/Gate	\$	134,812.55	\$	231,107.23	\$	210,100.00		(\$21,1
Utilities								
Electric	\$	46,658.87	\$	79,986.63	\$	62,400.00	\$	(17,5
Water/Sewer	\$	2,886.17	\$	4,947.72	\$	3,600.00	\$	(1,3
Communications	\$	10,347.80	\$	17,739.09	\$	17,510.00	\$	(:
Total Utilities	\$	59,892.84	\$	102,673.44	\$	83,510.00		(\$19,
Total Expenses	\$	470,336.82	\$	806,291.69	\$	774,209.00		(\$32,1
Less: Capital Funds Transfer	\$	42,000.00	\$	72,000.00	\$	36,000.00	\$	36,0
Operating Income	\$	1,161.79	\$	1,991.64	\$	1.00		\$73

Operating Expenses
Reserves

Rate @ 620 Units Annual 2022
Quarter 202
Qrtly 2021

Pickle ball and Rec courts are progressing



Scare Away Cancer

Let's See Those Spooky Golf Carts

Decorate your golf cart and join us

Saturday, October 23, 2021

at The Club at Westminster Clubhouse/Restaurant

Registration will start @ 4 pm

Cost is \$10 per hand (unlimited)

(Each driveway will also have a tip/donation jar)

You will purchase your hand (no limit on how many you play) at the Clubhouse and then visit 5 driveways throughout the community drawing a card at each driveway. We will end up back at the Clubhouse (the bar will be open). Once back at the Clubhouse you will have a chance to purchase an additional card for \$5 (1 per hand played) to try and better your hand. A full set of rules will be given at the event.

100% OF THE PROCEEDS WILL GO TO THE AMERICAN CANCER
SOCIETY

GOT QUESTIONS ...CONTACT TERRY

INSCOE (tainscoe@yahoo.com)

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