

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.
Annual Membership Meeting

Monday, May 1st, 2023 @ 6:00 P.M.
FSN HOA Playground/Dog Park
10777 Wildlife Pl., Orlando, FL 32825



AGENDA

1. **Certified Quorum & Call to Order:** Time__ : __ P.M.
2. **Proof of Notice:** Sent by *SENTRY* via USPS with Proxy & Ballot
APR 14, 2023. Received APR 17, 2023.
3. **VOTE:** Approval of Previous Budget Meeting Minutes October 20, 2022 (page 2)
➤ Motion_____ 2nd_____ *Approve or Deny*_____
4. **Treasurer's Report:** Balance Sheet March 2023 (page 3)
5. **Old Business:** Organization of Board of Directors for 2023
6. **New Business:** Presentation of New Committees (Rental Prohibition and Bulletin Board)
7. **VOTE:** Covenant Enforcement, Acceptance of All Fining Committee Recommendations
from October 2022 thru April 2023
➤ Motion_____ 2nd_____ *Approve or Deny*_____
8. **Guest Presentation** (MMI Development, Fieldstream Village Update/Q&A)
9. **Open Forum** (Open to Homeowner/Members for Three (3) Minutes)
10. **Adjournment Member Session** Motion_____ 2nd _____ Time__ : __ P.M.

Vic "Buzz" Lovell, President
8 years / 4,160 volunteer hours

Herman "Spanky" Nieves,
Vice President - 18 years

Rosie Nieves,
Secretary - 18 years

Betty Rodriguez,
Treasurer - 5 years

Corban Young,
Facilities Director - 4 years

Bray Lindsey,
Communications Director - 8 years

Sarah E. Webner, Esq.
Corporate Counsel - 8 years

Mike Mastrocola, CAM,
Property Manager

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.
Annual Budget Meeting 2022

Thursday October 20, 2022
Aurora Restaurant @ UCF
Fellowship Dinner to Follow
7:00 PM

MINUTES



- **Certified Quorum:** Call to Order - The meeting was called to order at 7:00 PM
(Member Quorum **NO** / BOD Quorum **YES**) - Quorum was established by the presence of Victor Lovell, Bray Lindsey, Herman Nieves, Betty Rodriguez, and Rose Nieves. Corban Young absent.
- **Proof of Notice:** Posted, Bulletin Board SEP 4, 2022 (subject to Hurricane Ian)

VOTE: Approval of Previous Meeting Minutes (page 2 this packet)

- Motion Bray 2nd Rose **Approve or Deny** Approve

- **Treasurer's Report:** Balance Sheet Summary SEP 2022 (page 3 this packet)
Proposed Budget (page 4 this packet)

VOTE: Treasurer seeking approval to adopt proposed 2022 Budget as presented and to garner acceptance of the balanced budget in 2022

- Motion Victor 2nd Herman **Approve or Deny** Approve

- **Old Business:** Ratification, Covenant Enforcement Decisions thru Oct 2022

VOTE: President seeking approval of all Covenant Enforcement (Fining Committee) recommendations from all of history until OCT 20, 2022

- Motion Bray 2nd Herman **Approve or Deny** Approve

- **New Business:**

- Safety & Security Committee (Cameras)

VOTE: President seeking approval to allow the installation of security cameras in the community for the protection of Association assets and to deter criminal activity. To ensure that video surveillance is not abused or misused, the Board of Directors agreed that a security policy should be enacted to govern the use and access to such video surveillance (page 5 & 6 this packet)

- Motion Herman 2nd Rose **Approve or Deny** Approve

- 2023 Rental Prohibition Committee (Consent Form to Membership)

Restricting rental of homes for the initial 24 months immediately following the date the owner takes legal/equitable title (page 7 this packet)

VOTE: President seeking approval to distribute Written Consent Form to all member homeowners to favor or reject restricting home rentals for 24 months

- Motion Betty 2nd Rose **Approve or Deny** Approve

- **Adjournment Member Session**

- Motion Betty 2nd Rose **Approve or Deny** Approve

Time: 7:41 PM



Fieldstream North HomeOwners Association, Inc.

Vic A. Lovell, President

President@FSNHOA.com

www.FSNHOA.com www.facebook.com/FSNHOA

Fieldstream North Homeowners Association Inc.

March 2023

ASSETS		LIABILITIES	
Cash in Bank - Operating	95,136.42	Payables/Prepays	87,943.60
Cash in Bank - Reserves	46,234.13	Reserves (net)	46,234.13
Maintenance Fees Receivable	10,853.83	Equity	28,237.15
Prepaid	9,773.80		
Deposits-Electric	416.70		
TOTAL ASSETS	162,414.88	TOTAL LIABILITIES	162,414.88

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
TOTAL INCOME	8,872.10	29,063.19	29,643.75	(580.56)
EXPENSES:				
Grounds	4,145.00	9,056.00	7,855.12	1,200.88
Utilities	229.80	541.77	450.00	91.77
Administration	8,013.37	16,614.63	17,601.00	(986.37)
Recreation	1,067.43	1,742.07	2,175.00	(432.93)
Reserves	520.92	1,562.72	1,562.72	0.00
TOTAL EXPENSES	13,976.52	29,517.19	29,643.84	(126.65)
SURPLUS/(DEFICIT)	(5,104.42)	(454.00)	(0.09)	(453.91)

Deficit of 453.91 due to being over budget in Admin and Recreation.

*Executive Director, F.A.I.R.
Fieldstream Area Impartial Residents*

Professionally Managed by: SENTRY MANAGEMENT



c/o Mike Mastrocola
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51306
407-788-7488 fax
mmastrocola@sentrymgt.com

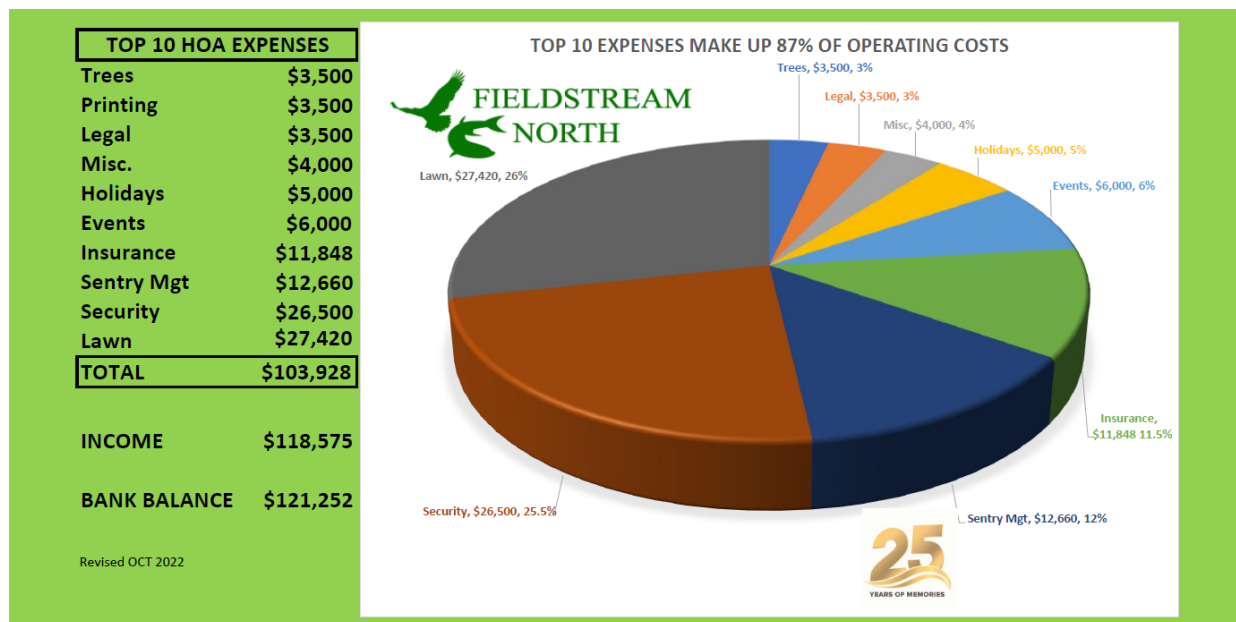


Fieldstream North Home Owners Association, Inc.

Vic A. Lovell, President
President@FSNHOA.com

www.FSNHOA.com

TOP 10 HOA Expenses 2023 Fiscal Year



Betty Rodriguez, Treasurer
Fieldstream North Homeowners Assoc., Inc.
State of Florida, HOA Board Certified 2015-2023

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2023 Active Committees

Architectural Review Board Committee
Bulletin Board Committee
Community Signage/Branding Committee
Covenant Enforcement Committee (Fining Hearing Body)
Dog Training Committee
Family Photo Day Committee
Fieldstream Village Committee
Floral Committee
Giving SMILES Committee
Halloween Contest Committee
Holiday Decorations Committee
Luminaries Committee
Person of the Year Committee
Rental Prohibition Restriction Committee
Safety Committee
Senior Banner Committee
Sharing Library Committee
Wildlife Committee
Yard of the Month Committee

2023 Inactive Committees

Clothing Drive Committee
Community Garden Committee
Community Picnic Committee
Fishing & Outdoors Committee
Golf Outing Committee
Golf Outing Committee
HOPE-LIGHT-LOVE Committee
Ice Cream Social Committee
Pet Registry Committee
Senior Scholarship Committee
Volleyball Court Committee

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Garbage Collection



It's been nearly 8 years since Orange County began its automated trash collection service. The program has provided a convenient efficient, and environmentally friendly way to quickly collect and dispose of all our garbage and recycling.

Under this program, homeowners use county-issued roll carts for all waste pickups. It's important to know, any other container beyond

that in which the County provides will not be accepted and will not be emptied. If your containers are ever damaged simply call 407-836-6601 for a prompt at-home repair.



Curbside Collection Schedule

Garbage: THU

Recycling: THU

Yard Waste: FRI

Large Item: FRI



Large Item Pickup

Residents who need to dispose of large items that will not fit in the roll carts can simply place the items out front for pickup most Fridays.

Large items include tires (limit 4), furniture, rear projection TV's, most appliances or mattresses.

Please limit large items to three cubic yards or about one small pickup truckload per household per week.

Large items should be placed at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on your scheduled collection day.

Uneven/Broken Sidewalk?

Repairs or replacement of your sidewalk area is fast & **FREE** by contacting:

**Orange County
Public Works**

Pedsafety@ocfl.net
(407) 836-7900

Roll Carts Need To Be 3 Feet Apart

Place your roll carts at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on collection day. Put away emptied carts on the same day.

There should be about

three feet of clearance around each cart placed curbside in order for the trucks to safely use the mechanical arm.

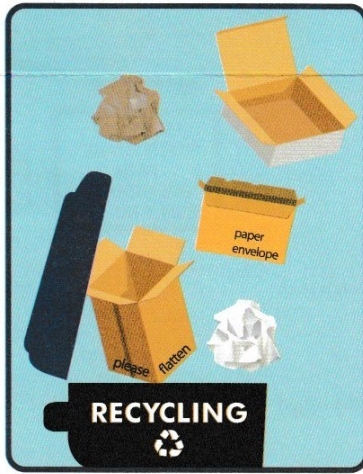
The carts should be placed away from your mailbox, parked cars, and

low-hanging tree limbs. The handles should be facing your house and the arrows on the lid should point toward the street.

It's like social distancing for garbage cans!!!

ANNUAL MEETING 2023

Gift giving creates a lot of waste. Use the guidance below to determine how to properly dispose of common packaging items.



Important Recycling Tips

- Cardboard boxes and packing paper must be clean and dry.
- Tape and labels can stay on boxes, but flattening them makes more room in the cart.
- If you are not sure where an item belongs, scan this code with your mobile phone's camera or visit www.ocfl.net/WhatGoesWhere



Questions?

Solid.Waste@ocfl.net | 407-836-6601

Think 5. Only put these empty and dry items inside the blue lid recycling cart—loose, not bagged:



Plastic bottles, jugs, & tubs #1 – #5



Metal cans



Glass bottles & jars



Cardboard



Paper



Did you know???

HOA Dues increased only twice in 23 years.

If you need assistance with your annual dues please take advantage of our easy payment plans.

DROP OFF EMPTY PLASTIC BAGS & WRAPS AT PARTICIPATING STORES



BAGS

Retail, Bread, Produce, Food Storage, Newspaper, & Dry Cleaning



WRAP

Plastic Packaging for Water Cases, Paper Products, & Household Supplies



SHIPPING

Air Pillows, Bubble Wrap, & Plastic Envelopes



NO PLASTIC BAGS OR WRAPS IN THE RECYCLING CART



32825 Market Report

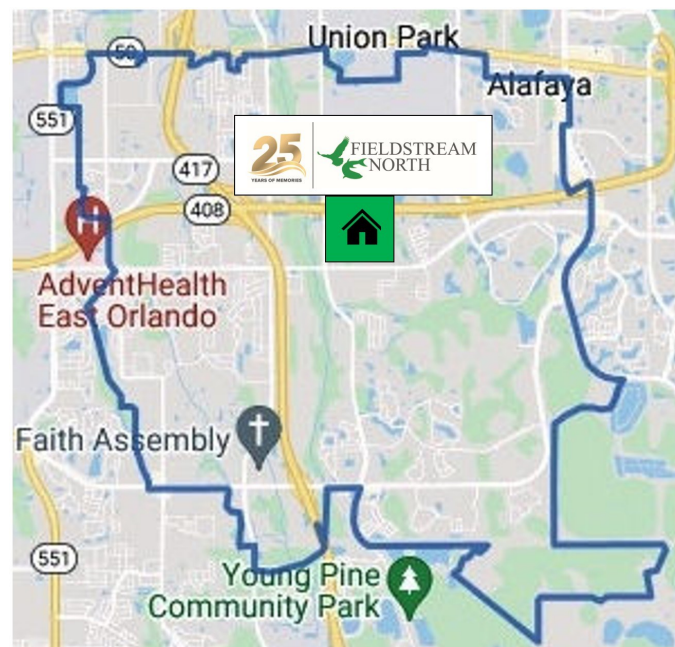
Typical Home Value 2023

\$399,665

Typical Home Value 2022

\$338,547

One-Year Increased Value = 15.3%



What Members Should Expect From Their HOA...

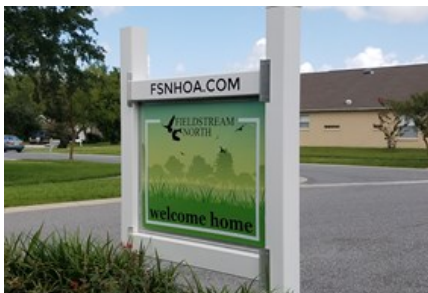


- ◇ ***Transparent, Credible and Reliable Director Communications***
- ◇ ***Support by “A” Rated, National Property Management Firm***
- ◇ ***Oversight by Industry Specific Legal Council***
- ◇ ***Consistent Above Average Property Values***
- ◇ ***Commitment of Volunteer Directors***
- ◇ ***Dedication of Volunteer Committeepersons***
- ◇ ***Uncommon and Consistent Low Crime Rate***
- ◇ ***Debt Free and Financially Fluid HOA***
- ◇ ***Enjoyment of a Safe, Clean Neighborhood and Quality of Life***



...that's what members should expect. Now and always!

Official Communications Channel



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FSNHOA.COM
Facebook.com/FSNHOA

