



November 2025 Financial Overview

November finished approximately \$84,000 over budget.

1. \$60,000 for 2026 Annual Insurance premiums paid.
2. \$28,000 for Traffic study and emergency electrical repairs.

Year to Date the Association is \$192,000 below budget.
Funds were not used for minor street and curb repair.
Engineer's report estimates approximately \$500,000 of repairs.



Accounts Receivable

Year	Total	% Change	# Homes	% Change	Avg per home	
2020	\$229,494.98		905		\$253.59	
2021	\$186,321.37	-18.81%	1128	24.64%	\$165.18	-34.86%
2022	\$239,110.50	28.33%	1577	39.80%	\$151.62	-8.21%
2023	\$349,752.41	46.27%	1942	23.15%	\$180.10	18.78%
2024	\$463,931.29	32.65%	2122	9.27%	\$218.63	21.39%
2025	\$615,485.98	32.67%	2130	0.38%	\$288.96	32.17%

The board is voting on 19 items upon request from the attorney. This matter involves a total of \$177,084.11 in past due assessments. This represents approximately 28% of the outstanding debits owed the Association.



Lighting Proposals

The board is voting on three lighting projects.

Two of the proposals increase lighting at both front gates. This is being done in preparation of the install of a new gate system. It is also the result of the need for more lighting at the entries. This increased lighting should enhance driver safety at night.

The third proposal is to repair/replace lighting on the Harpers Trace Bridge. The inground lighting has failed. This proposal moves to light posts with community aesthetics taken into consideration.



Website Restructure & Quiddity Speed Mitigation

Website Restructure- The board is voting on having the website designer change the site from a developer presentation to a homeowner feel. More details in the new items section.

Quiddity Speed Mitigation- The board is voting on having a professional licensed engineer evaluate and propose an overall plan to control speed. More details in the new items sections and the Townhall meeting to follow.



New Items

1. Gate Systems- The board is actively pursuing all options for this Controlled access system. They have meet with vendors on multiple occasions. Board is being cautious as any changes after installation can rapidly increase costs. More information in the Townhall Meeting to follow.
2. Traffic Control- Board has meet with Quiddity to discuss traffic study results and suggested directions to consider. More information in the Townhall Meeting to follow.
3. Parking/Towing/Fine policy(s)- Fine policy has been written by the attorney. Implementation will occur once the board approves in an open board meeting. The board will determine how this policy will be implemented. Attorney has been directed to write a parking/towing policy.



New Items

4. Fire Pit & Lighting at Lake Palmetto Park- Lighting has been restored to original design guidelines. A new fire pit has been installed. A wood box is on order and will be installed and filled.

5. Lightning Detectors- Have been installed at both pools. Currently set to detect cloud to ground strikes within 25 miles. These were installed in preparation to move to swim at your own risk. Should the decision be made not to move in that direction it eliminates the liability on the Association should someone remain in pool when told by lifeguards to get out.



New Items

6. WiFi & TV Displays- Wifi has been enhanced at Club Palmett, the system is in place to handle 2000 devices simultaneously. TV/Displays- Have been installed and once IT has been finished , notices will posted at these locations as well as the website.

7. Website Turnover- The Association now owns the website. The website will be restructured to reflect the change from developer control to homeowner control. In summary it will eliminate the sales aspect. New rolling banner has been added. New “splash page” has been added. Emails and phones numbers have been changed. Once the website restructuring has been completed all records will be updated to reflect the changes in phone numbers and emails.



New Items

8. Westco- The board has met several times with Westco-name changing to Ethoscape. The account manager has changed, Pilar no longer manages this account. Board has given Westco directives to provide precisely defined scope of work, including responding to homeowner complaints on minor issues such as fences and sprinkler repairs. They will be providing a monthly report that clearly defines what was done and when for the previous month and plans for the current month. This information will be released to homeowners on the website.



Owner Comments

At this time, homeowners are invited to address the board for up to two minutes each. Please note that the board and management may choose to respond either during this session or at a later time. The board reserves the right to limit or conclude comments at its discretion.



Townhall Meeting

Lt Washington Montgomery County Constable Precinct 3

1. Crime Stats
2. Crime Watch and Citizens in Patrol
3. Questions from the audience for Lt Washington



Townhall Meeting

Gate Systems

- Currently exploring multiple options.
- Visiting other similar sized communities.
- Considering calling options at the gate- Telephone system- ranges from \$2,000 to \$100,000 a year.
- Factors include:
 - Maintenance costs.
 - Cost to replace when struck as well as readily available materials.
 - Integrate both gates in the most cost-effective manner.
 - Related to traffic control and speeding.



Townhall Meeting

Traffic Control

- Board met with Quiddity to discuss traffic study
 - Professionals were not alarmed by the statistics. However, they understood our concerns.
 - They advised whatever solutions are implemented it will not please everyone.
- Quiddity to provide comprehensive plan, to include:
 - Stop Signs
 - Speed Indicating signs
 - Speed tables
 - Reduction of speed limit