

Towne Square Homeowners Association of Pensacola, Inc.

5051 Grande Drive, Box 11

Pensacola, Florida 32504

NOTICE OF ANNUAL MEMBERSHIP MEETING

Notice is hereby provided that the annual membership meeting of Towne Square Homeowners Association of Pensacola, Inc. will be held on:

DATE: Tuesday, November 12, 2024

TIME: 7:00 PM

LOCATION: Cokesbury United Methodist Church, 5725 North 9th Ave. Pensacola Florida 32504

(Behind the Church on the left, the old Voting precinct)

AGENDA

- 1. Call to Order**
- 2. Establish a Quorum of members present or by proxy**
- 3. Elect a Moderator to conduct the annual meeting**
- 4. Reading of Annual Meeting Minutes of November 14, 2023**
- 5. Treasurer's Report**
 - Financials**
- 6. Members Vote - IRS Ruling 70-604 – “rollover” any excess “member income” (as defined by the IRS) from the current tax year to the next tax year.**
- 7. Presidents Report**
 - Roofing Budget increase,**
- 8. New Business (owner input)**
 - Land scape committee: Jamie Matthews- Where to spend landscape improvement budget at the Entrances/Grande dr. or Around the Pool beds.**
 - Painting of Homeowners Front doors: Jamie Matthews –**
 - Changing pool from Chlorine vs Saltwater: Paul Fritz- Pros/Cons Price/Savings**
- 9. Open Forum**
- 9. Election of Board of Directors – 7 positions available. Ballot enclosed**
- 10. Adjourn**

Towne Square HOA Annual Membership Meeting Minutes
Cokesbury Church 5725 North 9th Avenue
Pensacola, FL
November 14th, 2023 at 5:30pm

Board Members in Attendance: Mark Novatka, Lora Colley, Scott Andre, Paul Fritz, Terry Burns
Scott Bush

Homeowners in Attendance: David & Susan Morgan H-1, Alice Fay Baker D-4 & C-1, Jeannie Gray G-7,
Marie Barham I-5, Judy Fung I-6, Terry Burns A-2 & D-2, Marjorie Stone K-5, Terry Bush K-4, Lillian
Wallace H-2, Patti Jernigan B-2, Martha Rogers A-1, Jamie Mathews M-4, Ann Ring B-6, Mary Edwards B-
5, Pat Solomon B-4, Paul Fritz I-3, Amy Bajjali F-1, Lisa Novatka M-1

The meeting was called to order by President Novatka at 5:30pm after a quorum was determined.

Martha Rogers was elected to serve as the meeting Moderator.

Treasurer's Report

Truist Operating Account	\$ 24,823.61
Truist Continent Account	\$ 65,006.87
PNS Money Market	\$ 38,143.99
Total	\$127,874.47

Election of the Board of Directors – Terry Burns, Scott Bush, Scott Andre, Lora Colley, Mark Novatka. Paul
Fritz was nominated by Mark Novatka and seconded by Scott Bush.

Jamie Matthews nominated by Mark Novatka. A motion was made by David Morgan and seconded by
Amy Bajjali to have the 7 board members above.

There will be 4 committees:

Architecture Landscaping and Pool –Lillian Wallace

Planning/Budget -

Rules and Regulations – Jamie MathewsM-4, Martha Rogers A-1

Social – Anne, Pat Soloman, Patty Jernigan B-2

Beth Barr made a motion to vote on no printed materials of any kind to be placed on the exterior doors
of the residences of Towne Square. Susan Moody called for a vote which unanimously passed.

David Morgan presented a letter to the group requesting the HOA to mitigate the flooding problem
behind the L & M buildings. This will be presented to the board at the next meeting, December 19, 2023.

Terry Bush presented to the group front door colors which will be brought to the next board meeting.

The meeting was adjourned at 6:54pm.

Management Report

Towne Square Homeowners Association
For the period ended December 31, 2024

This will
be sent out thru
9/30/24

Prepared on
September 27, 2024

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Profit and Loss

January - December 2024

	Total
INCOME	
Assessments Income	151,443.00
Interest Income	3,114.24
Misc Income	200.00
Total Income	154,757.24
GROSS PROFIT	
	154,757.24
EXPENSES	
Contingency (Non Statutory Res)	14,766.00
Debt Service	26,567.12
General Maintenance	
Fence Repairs	485.60
General Misc Repairs	11,148.68
Pressure Washing	7,500.00
Roof Repairs	4,000.00
Siding Maint & Repair	17,356.83
Window & Door Repairs	13,994.25
Total General Maintenance	54,485.36
Lawn & Landscaping	
Landscaping Improve & Repairs	1,926.53
Lawn Chemicals	2,211.40
Lawn Maintenance	23,349.40
Tree Services	400.00
Total Lawn & Landscaping	28,502.33
Office & Administrative Expense	
Bank Charges	114.87
Copies Postage & Supplies	49.76
Copies Postage & Supplies	2,126.83
Meeting Expense	150.00
Website Maintenance	402.23
Total Office & Administrative Expense	2,843.69
Pool Expense	
Pool Chemicals & Service	204.00
Pool House Cleaning	6,828.41
Pool House Cleaning	864.00
Pool Repair	344.85
Total Pool Expense	8,241.26
Professional Fees	
Accounting Fees	4,600.00
Legal Fees	1,201.25
Reserve Analysis	540.00
Total Professional Fees	6,341.25
Taxes Licenses & Permits	70.00

	Total
Utilities	
Electric	3,845.58
Trash Service	265.23
Water & Sewer	1,744.60
Total Utilities	5,855.41
Total Expenses	147,672.42
NET OPERATING INCOME	7,084.82
OTHER INCOME	
Non Stat Reserve Fund Income	14,766.00
Total Other Income	14,766.00
OTHER EXPENSES	
Special Assessment Expense	1,827.08
Total Other Expenses	1,827.08
NET OTHER INCOME	12,938.92
NET INCOME	\$20,023.74

Balance Sheet

As of December 31, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
TSq PNC MM 0895	37,918.16
TSq PNC Non Stat Contingency 5281	89,261.25
TSq PNC Operating 5273	15,015.00
TSq Truist Operating 7170	293.68
Total Bank Accounts	142,488.09
Accounts Receivable	
Accounts Receivable	-964.02
Total Accounts Receivable	-964.02
Other Current Assets	
Undeposited Funds	1,922.00
Total Other Current Assets	1,922.00
Total Current Assets	143,446.07
Other Assets	
Deposits & Prepayments	355.00
Total Other Assets	355.00
TOTAL ASSETS	\$143,801.07
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Current Maturity of LT Debt	39,850.68
Total Other Current Liabilities	39,850.68
Total Current Liabilities	39,850.68
Long-Term Liabilities	
Note Payable - CIT Bank NA	151,147.24
Total Long-Term Liabilities	151,147.24
Total Liabilities	190,997.92
Equity	
Operating Fund Balance	-67,220.59
Retained Earnings	0.00
Net Income	20,023.74
Total Equity	-47,196.85
TOTAL LIABILITIES AND EQUITY	\$143,801.07

LIMITED PROXY

Towne Square Homeowners Association
Limited Proxy for 2024 Annual Meeting

Date: _____

Voting Member Signature
(X) _____

Voting Member Signature
(X) _____

1. The above signed, as member(s) of Towne Square Homeowners Association, do hereby appoint EITHER (indicate choice by filling in the circle (1) OR (2):

Fill in Proxy information here

2. AGENDA ITEM. (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUE, YOU MUST MARK THE BRACKET(S) PROVIDED BELOW. IF YOU LEAVE THE ITEM IN THIS SECTION BLANK, YOUR PROXY HOLDER MAY NOT CAST A VOTE ON SUCH ITEM).

Election of 7 (7) members to the Board of Directors, each to serve a one-year term. The following board members have agreed to serve another term.

() Mark Novatka

() Terry Burns

() Scott Bush

() Lora Colley

() Paul Fritz

() Scott Andre

Nominations will be taken from the floor at the annual meeting.

TOWNE SQUARE HOMEOWNERS ASSOCIATION OF PENSACOLA, INC

Limited Proxy (WITH GENERAL POWERS FOR NON-LIMITED PROXY MATTERS)

INSTRUCTIONS: If you do not plan to be present for the meeting, it is important you complete and return this proxy so that a quorum can be obtained. Please fill in the address of your property at Towne Square, and the name of the person *you desire to vote on your behalf, sign and return this proxy SO THAT IT REACHES the Association no later than days end* on November 11, 2024. Only the registered owner (s) of a unit may sign the proxy.

The undersigned, owner (s) or designated voter of Towne Home Unit _____ in Towne Square appoints (check one):

_____(a) if left blank by me, Lora Colley, Secretary of Towne Square Homeowner's Association of Pensacola, Inc.

Or

_____(b) _____ (Owner: you must write the name of the desired proxy holder) as my proxy holder. If neither box is checked, the Secretary of the Association will be appointed as proxy holder by default.

To Attend the annual meeting of the members of Towne Square Homeowners Association of Pensacola, Inc. To be held on Tuesday, November 12th, 2024, at 7:00 PM at Cokesbury Church, 5725 North 9 th. Ave., Pensacola, Florida 32504.

The proxy holder named above has the authority to vote and act for me to she same extent that I would if personally present, with power of substitution, except that my proxy holder's authority is limited as indicated below:

GENERAL POWERS: (You may choose to grant general powers, limited powers or both. Check "General Powers" if you want your proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy in not required).

____I authorize and instruct my proxy to use his or her best judgement on all matters which properly come before the meeting and for which a genera power may be used.

LIMITED POWERS: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATED YOUR PREFERENCE IN THE BLANK (S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER OT CAST MAY VOTE REFERENCE TO THE FOLLOWING MATTERS AS INDICATED BELOW:

(1) Should the Association apply any excess of membership income over membership expenses for the year ended December 31, 2024, against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604?

_____ YES _____ NO

(2) Towne Square Homeowners Association to increase the current \$50.00 per month Roof Assessment to a \$75.00 per month Dedicated Roof Assessment. These funds will be administered thru a dedicated Roof account.

_____ YES _____ NO

_____ (Signature of owner or designated voter) _____ (Print Name)

_____ (Signature of owner or designated voter) _____ (Print Name)

SUBSTITUTION OF PROXY HOLDER

(To be executed only by the designated proxyholder if unable to attend the meeting)

The undersigned, appointed as proxyholder above, designates _____ to substitute for me in voting the proxy

as set forth above

_____ (Signature of proxyholder)

THIS PROXY IS REVOCABLE BY THE OWNER (S) AND IS VALID ONLY FOR THE MEETING FOR WHICH IT IS GIVEN AND ANY LAWFUL ADJOURNMENT. IN NO EVENT IS THE PROXY VALID FOR MORE THAN NINETY (90) DAYS FROM THE DATE OF THE ORGINAL MEETING FOR WHICH IT IS GIVEN.

unit #	NAME	STREET ADDRESS	CITY	STATE	ZIP	EMAIL ADDRESS	PHONE
A-1	Martha Rogers	5051 Grande Dr. Unit A-1	Pensacola	Florida	32504	PEARLIAMUS01@YAHOO.COM	850-291-9102
A-2	Terrell W. Burns	11934 So Green Road	Riverdale	Michigan	48877	tburns@michiganada.org	517-881-1290
A-3	Connie Shannon	5051 Grande Dr. Unit E-3	Pensacola	Florida	32504	cshannon1117@aol.com	850-206-5575
A-4	Mary Anne Boutin	5051 Grande Dr. Unit A-4	Pensacola	Florida	32504	maryanneboutin@yahoo.com	850-525-2927
B-1	James I & Lora H Colley	P.O. Box 9208	Pensacola	Florida	32513-9208	loracolley@gmail.com	850-292-3626
B-2	Patricia B. Jernigan	5051 Grande Dr. Unit B-2	Pensacola	Florida	32504	dr.patti@yahoo.com	850-549-8984
B-3	Bruce L. & Deanna C Laird	5657 Highland Lake Drive	Milton	Florida	32583	brucelaird@hotmail.com	850-313-3680
B-4	Patricia S. Eide-Solomon	5051 Grande Dr. Unit B-4	Pensacola	Florida	32504	rich-pat-solo@yahoo.com	850-324-2172
B-5	Mary L. Edwards	5051 Grande Dr. Unit B-5	Pensacola	Florida	32504	mlmare@cox.net	850-477-3572
B-6	Ann Marie Ring	5051 Grande Dr. Unit B-6	Pensacola	Florida	32504	anniering48@gmail.com	603-244-9718
C-1	AFB,LLC	4350 Devereux Dr.	Pensacola	Florida	32504	alicefaybaker@yahoo.com	850-341-8600
C-1	Tenant - Terri Destafney						850-208-5691
C-2	Abigail Lea Dugan	5051 Grande Dr. Unit C-2	Pensacola	Florida	32504	abbie25@yahoo.com	225-287-1708
C-3	Regulo C. Lualhati R Calaycay	5051 Grande Dr. Unit C-3	Pensacola	Florida	32504	lulucalaycay@yahoo.com	850.723.5466
C-4	Sarah A. Coleman	5051 Grande Dr. Unit C-4	Pensacola	Florida	32504	sac62@bellsouth.net	850-478-4753
D-1	Matthew Herren	3845 Scenic Highway	Pensacola	Florida	32504-9008	mattherren@hotmail.com	850-361-7101
D-2	Lynlee Burns	5051 Grande Dr. Unit D-2	Pensacola	Florida	32504	lynlee.burns21@gmail.com	989-854-7733
D-3	Thelbert & Susan Morgan	2012 Copley Rd.	Pensacola	Florida	32503	morgds90@gmail.com	850-341-7330
D-3	Tenant - Anne Hawkins						850-501-4096
D-4	TJT III, LLC	4350 Devereus Drive	Pensacola	Florida	32504	alicefaybaker@yahoo.com	850-341-8600
D-4	Tenant - Bill Green						509-570-3505
E-1	Dana McKenzie	5051 Grande Dr. Unit E-1	Pensacola	Florida	32504	danamckenzie60@gmail.com	850-516-1356
E-2	Corina & Christopher Welch	4027 Erika Court	Pensacola	Florida	32526	corinawelch@gmail.com	850-393-1257
	Property Mgr Dan Higgins					dhiggins@tsbrealstate.com	850-202-7682
	tenant: Pableo Jorquerq						850-798-0169
E-3	Connie Shannon	5051 Grande Dr Unit E-3	Pensacola	Florida	32504	cshannon1117@aol.com	850-206-5575
E-4	Scott & Mary T Andre	5051 Grande Dr. Unit E-4	Pensacola	Florida	32504	sandre1995@aol.com simdudeski@gmail.com	850-499-7650
F-1	Joseph F & Amy A. Bajjaly	2309 Malysa Place	Pensacola	Florida	32504	bajjaly1@gmail.com	850-293-5227
F-2	Kevin P. Forte	5051 Grande Dr. Unit F-2	Pensacola	Florida	32504	kevinforte@gmail.com	850-516-6799
F-3	Patricia Elaine Douglas	40 Star Lake Dr	Pensacola	Florida	32507	tcody@cox.net	850-455-0238
F-4	Michael Caruso	523 Thrasher Trail	Evans	GA	30809	mcarusovt02@gmail.com	504-444-7066
F-5	Carl & Katherlyn Harrison	128 Harvest Lane	Windsor	Ct.	06095-1664	xlisalisa@gmail.com	860-916-6619
F-6	James I & Lora H Colley	P.O. Box 9208	Pensacola	Florida	32513	loracolley@gmail.com	850-292-3626
	tenant - Jennifer Benz						

F-7	Nancy Roy	5051 Grande Dr. Unit F-7	Pensacola	Florida	32504	nancyroy12@gmail.com	803-429-7072	
F-8	Gencho N. Danev	5051 Grande Dr. Unit -F-8	Pensacola	Florida	32504	genndanev@gmail.com	850-384-6360	
G-1	Lovell & Edith Mae Dantzler	140 Wheatfield Circle	Sanford	Florida	32771	no email address	407-342-8661	
G-2	Betty J. Guinn	5051 Grande Dr. Unit G-2	Pensacola	Florida	32504	juneguinn@bellsouth.net	850-476-0775	
G-3	Richard B & Linda J Comerford	5051 Grande Dr. Unit G-3	Pensacola	Florida	32504	rcomerfad1@msn.com	850-501-5761	
G-4	Thelbert & Susan Morgan	2012 Copley Rd.	Pensacola	Florida	32503	morgds90@gmail.com	850-341-7330	
G-4	Tenant - Trishanne LaFreniere						850-776-0230	
G-5	Estate of E. Dubose c/o Lisa Harrison	128 Harvest Lane	Windsor	CT	06095-1664	xlisalisa@gmail.com	860-916-6619	
G-6	Angela R Colley	5051 Grande Dr. Unit G-6	Pensacola	Florida	32504		850-291-3774	
G-7	Jeannie Gray	5051 Grande Dr. Unit G-7	Pensacola	Florida	32504	ufg8rs4evr@icloud.com	850-748-1745	
G-8	Marjorie P Hudson	3440 Oakmont	Pensacola	Florida	32504	jrhudson300@msn.com	850-572-1944	
H-1	Thelbert & Susan Morgan	2012 Copley Rd.	Pensacola	Florida	32503	morgds90@gmail.com	850-341-7330	
H-1	Tenant - Carol Alves						unlisted	
H-2	Lillian L. Wallace	5051 Grande Dr. Unit H-2	Pensacola	Florida	32504	lillypns@aol.com	850-449-5846	
H-3	Barbara S. Kondroski	5051 Grande Dr. Unit H-3	Pensacola	Florida	32504	silverlady38@aol.com	704-219-8331	
H-4	Nora J. Villaroman	5051 Grande Dr. Unit H-4	Pensacola	Florida	32504	no email address	251-223-9030	
I-1	Jerrie Gandji	826 Creighton Rd apt B-104	Pensacola	Florida	32504	jthames.gandji@gmail.com	850-512-4005	
I-2	Keith W. Hanson	5051 Grande Dr. Unit I-2	Pensacola	Florida	32504	kwh51@cox.net	414-840-9401	
I-3	Paul R. Fritz	5051 Grande DR. Unit 1-3	Pensacola	Florida	32504	gulfcpt@aol.com	850-418-3444	
I-4	Hei-Kyong King	1315 West Isabella Road	Midland	Michigan	48640-9178	hkking@gltac.com	850-479-9434	
I-5	Marie O. Barham Revokable trust	5051 Grande Dr. Unit I-5	Pensacola	Florida	32504	beth1941@aol.com	850-969-9761	
I-6	Judy Ann Fung / Susan P Kam	5051 Grande Dr. Unit I-6	Pensacola	Florida	32504	fungafat@aol.com	850-478-0835	
I-7	Virginia D. Fair & Mark R. Fair	5051 Grande Dr. Unit 1-7	Pensacola	Florida	32504	vfair1940@gmail.com	850-542-4205	
I-8	Alyce Jones / Kim and Suzanne Landry	5051 Grande Dr. Unit 1-8	Pensacola	Florida	32504	afidesign@cox.net suzlandry@mchsi.com	850-516-0894	
J-1	Mary M. Roane / Paula E. Roane	5051 Grande Dr. Unit J-1	Pensacola	Florida	32504	mrroan@cox.net	850-293-4785	
J-1	Tenant - Patrick Roane	Paula Roane contact: peroane60@gmail.com					peroane60@gmail.com	850.292.4787
J-2	Clifton H. White	5051 Grande Dr. Unit J-2	Pensacola	Florida	32504	chalwhite143@gmail.com	850-336-9129	
J-3	Adrienne Wright	5051 Grande Dr Unit J-3	Pensacola	Florida	32504	adriennesmail@gmail.com		
J-4	Gordan Adams & Rachel Bonifay	5051 Grande Dr. Unit J-4	Pensacola	Florida	32504	gdafl56@gmail.com	850-748-8756	
K-1	Norman G. & Philomena Fritz	5051 Grande Dr. Unit K-1	Pensacola	Florida	32504	nina@ninafritzgalley.com	850-433-0979	
K-2	Jeanne H. Forrest	5051 Grande Dr. K-2	Pensacola	Florida	32504	hansenforrest13@gmail.com	314-757-0209	
K-3	Alan E. & Cindy Laird	130 County Road 110	Jonesboro	AR	72404	cindymlaird58@gmail.com	870-340-9355	
K-4	Scott & Terry Bush	5051 Grande Dr. Unit K-4	Pensacola	Florida	32504	designlinesurf@gmail.com	850-479-9402	
K-5	Marjorie M Hudson / Barbara Grass	5051 Grande Dr. Unit K-5	Pensacola	Florida	32504	margiem.stone@gmail.com	850-494-8282	
K-6	Donald G. & Sally A. Walters	5051 Grande Dr. Unit K-6	Pensacola	Florida	32504	ww1cobra@yahoo.com	850-281-3913	

L-1	Nicholas J. Redhead	5051 Grande Dr. Unit L-1	Pensacola	Florida	32504	nicholasredhead@gmail.com	850-529-0282
L-2	Ann Marie Visger /Gregory Lee Strickland	5051 Grande Dr. Unit L-2	Pensacola	Florida	32504	amvisger@gmail.com	248-773-9478
L-3	Theibert & Susan Morgan	2012 Copley Rd.	Pensacola	Florida	32503	morgds90@gmail.com	850-341-7330
L-3	Tenant - Mary Jean Kehoe						850-418-7051
L-4	Piero & Andriana Simonetti	3006 East Moreno	Pensacola	Florida	32503	pierosimon39@cox.net	850-469-0840
L-5	Theibert & Susan Morgan	2012 Copley Rd.	Pensacola	Florida	32503	morgds90@gmail.com	850-341-7330
L-5	Sylvia and Hill Crawford						251-583-2747
L-6	Machiko Naito	5051 Grande Dr. Unit L-6	Pensacola	Florida	32504	machee320@msn.com	850-287-4303
M-1	Lisa M Novatka	5051 Grande Dr. Unit M-1	Pensacola	Florida	32504	lisanovatka@gmail.com	850-341-1836
M-2	Carl & Lindsay M. Ray	5051 Grande Dr. Unit M-2	Pensacola	Florida	32504	lindsay.ray@yahoo.com	850-292-5946
M-3	Betty Woods	5051 Grande Dr. Unit M-3	Pensacola	Florida	32504	mibetty@cox.net	850-477-2898
M-4	Jean R. Mathews & Jamie Mathews	5051 Grande Dr. Unit M-4	Pensacola	Florida	32504	jamieannmathews@yahoo.com	205-515-6783
M-5	Merle O. Jernigan & Cathy A. Sergio	370 Marina Point Rd, Unit E103	Dadeville	AL	36853	cseasoll@gmail.com	850-380-3267

Towne Square Homeowners Association Budget 2025

Beginning January 1, 2025, and Ending December 31, 2025

	2024	2024	2025	2025	2025	2025
Ordinary Income/Expense	PER MONTH	PER YEAR	Monthly 5% with \$50.00 Roof	Yearly 5% with \$50.00 Roof	Monthly 5% with \$75.00 Roof	Yearly 5% with \$75.00 Roof
Per homeowner monthly	\$187	\$2,244	\$197	\$2,364	\$197	\$2,364
Per homeowner roof assessment	\$50	\$600	\$50	\$600	\$75	\$900
Total homeowner	\$237	\$2,844	\$247	\$2,964	\$272	\$3,264
<i>Total Operating income (roof assessment not included)</i>	13,277	159,324	13,987	167,844	13,987	167,844
EXPENSES						
Contingency (Non Statutory Reserve)	2,461	29,532	1,292	15,504	1,292	15,504
Maintenance						
(NEW ITEM) CHIMNEY CAPS SEALING	0	0	478	5,736	478	5,736
Pressure Washing	550	6,600	600	7,200	600	7,200
Roof Repairs	229	2,748	200	2,400	200	2,400
Vinyl Siding	450	5,400	300	3,600	300	3,600
Window and Door	1,000	12,000	2,292	27,504	2,292	27,504
Painting	500	6,000	550	6,600	550	6,600
Irrigation maintenance/repairs	100	1,200	50	600	50	600
lawn chemicals	250	3,000	350	4,200	350	4,200
lawn and Yard Maintenance	2,666	31,992	2,700	32,400	2,700	32,400
Pine Straw			250	3,000	250	3,000
landscaping improvement	350	4,200	400	4,800	400	4,800
Driveways and Walks	800	9,600	100	1,200	100	1,200
Gutters Cleaning	150	1,800	200	2,400	200	2,400
Misc. Maintenance	50	600	70	840	70	840
Fence Repairs	0	0	100	1,200	100	1,200
Tree Service	200	2,400	200	2,400	200	2,400
Terminate inspections	400	4,800	450	5,400	450	5,400
Pool Maintenance						
Pool Cleaning	550	6,600	550	6,600	550	6,600
Pool Chemicals	50	600	20	240	20	240
Pool Bathroom cleaning	100	1,200	100	1,200	100	1,200
UP GRADE POOL TO SALTWATER			400	4,800	400	4,800
Administration						
Accountant/Monthly Bookeeping	400	4,800	250	3,000	250	3,000
bank charges	50	600	25	300	25	300
Insurance	666	7,992	930	11,160	930	11,160
website	42	504	42	504	42	504
meeting expense	50	600	50	600	50	600
mailings /copies	100	1,200	100	1,200	100	1,200
Florida Power	700	8,400	550	6,600	550	6,600
ECUA	250	3,000	225	2,700	225	2,700
City of Pensacola	40	480	38	456	38	456
Taxes, License, Permits	25	300	25	300	25	300
legal fee	100	1,200	100	1,200	100	1,200
Total Expenses	\$13,279	\$159,348	\$13,987	\$167,844	\$13,987	\$167,844
ROOF ASSESSMENT INCOME AND EXPENSES						
ROOF ASSESSMENT INCOME TOTAL			\$3,550	\$42,600	\$5,325	\$63,900
Loan payment until March 2028			\$3,321	\$39,852	\$3,321	\$39,852
Gross income			\$229	\$2,748	\$2,004	\$24,048
Est. balance Roof Acct on March 31, of 28				\$51,684		\$125,318

THE BUDGET OF THE ASSOCIATION DOES NOT PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS REGARDING THOSE ITEMS. OWNERS MAY ELECT TO PROVIDE FOR FULLY FUNDED RESERVE ACCOUNTS UNDER SECTION 720.303(6), FLORIDA STATUTES, UPON OBTAINING THE APPROVAL OF A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION BY VOTE OF THE MEMBERS AT A MEETING OR BY WRITTEN CONSENT

LANDSCAPING

The Landscape Committee will focus on one main project in 2025, to be determined by homeowners' priorities. Please select the project most important to you:

Front entrances

Area around pool / inside pool fence

Grande Drive

PAINTING FRONT DOORS A COLOR OTHER THAN WHITE

Some homeowners want to paint their front door a color other than white. Ideally, an interior decorator would put together three of four colors to choose from. You can keep your door white if you choose. Do you support homeowners having the option to paint their front door a color other than white?

Yes

No

COMMUNITY WIDE YARD SALE

Would you like the HOA to host an annual community wide yard sale?

Yes

No

TOWNE SQUARE HOMEOWNERS' ASSOCIATION OF PENSACOLA, INC.

5051 GRANDE DRIVE

BOX 11

PENSACOLA, FLORIDA 32504

NOTICE OF ORGANIZATIONAL BOARD MEETING

NOTICE IS HEREBY PROVIDED THAT THE ORGANIZATIONAL BOARD MEETING OF TOWNE SQUARE HOMEOWNERS ASSOCIATION OF PENSACOLA, INC. WILL BE HELD ON:

DATE: Tuesday November 12, 2024

TIME: Immediately following the annual membership meeting

PLACE: Cokesbury Church, 5725 North 9th Ave., Pensacola, Florida 32504

AGENDA

- 1. Call to Order**
- 2. Establish a quorum of Directors**
- 3. Election of officers**
- 4. Authorize any changes to Bank signature cards**
- 5. Future meetings**
- 6. Adjournment**