

Haven Neighborhood Association (HOA)

Annual Board Meeting Minutes

Date: December 18, 2025

Time: 3:00 PM – 3:50 PM

Location: Peninsula Clubhouse – Lakes Room

1. Call to Order

The meeting was called to order at 3:00 PM by Chris Rose (CR), President.

2. Board Introductions

The following Board members were present and introduced themselves:

- Chris Rose (CR) – President
- Jeff Thompson (JT) – Vice President & Treasurer
- Ron Kehoe (RK) – Secretary

3. Board & Community Updates

- Haven HOA Email Communication
CR reviewed how the Haven HOA email address is monitored, including expected response times and how homeowner inquiries are handled.
- Architectural Review Committee (ARC)
CR discussed the role of the ARC and noted that an additional volunteer is needed to serve on the committee.
- Master Association Involvement
CR confirmed that Haven Board members attend Peninsula Master Association meetings to stay informed and represent Haven interests.
- Pier Bathroom Status
CR informed residents that the pier bathrooms will remain closed through the spring. A formal assessment will be conducted in the spring to determine next steps. Additional information will be shared with residents as it becomes available.

4. Review of the 2026 Proposed Budget

JT, Treasurer, presented the proposed 2026 Haven HOA operating budget, which represents the full operating budget for the Haven neighborhood.

Key points included:

- **Total Homeowner Fees**
 - 2025 budget: approximately \$289,680
 - 2026 proposed budget: approximately \$294,505
- **Administrative Expenses**
 - Social Membership Dues (Category 4001) are set by the Master Association and fund shared amenities such as the country club and pickleball courts. Haven does not control these costs.
- **Haven-Controlled Budget Areas**

The Board has direct control over the following expense categories:

 - Insurance – Estimated at \$900; final amount expected in January
 - Accounting Management & Office Administration – Managed by CMA; includes office supplies (approximately \$300 estimated)
 - Corporate Transparency Act – No longer applicable
 - Tax Audit & License Fees – Required for Haven income tax filings
- **Master Association Dues – Covers pier repairs, landscaping, irrigation, security, and other shared infrastructure. The Master Association is building reserves to reduce the likelihood of future assessments.**
- **Road Repairs**

CR explained that the Master Association is evaluating road repair options. Funding is available in the Master Association reserve accounts, and no immediate concern is anticipated. Sidewalk repairs fall under the Master Association's responsibility rather than Haven's. In 2025, the sidewalks were raised/leveled and backfilled.
- **Utilities (Line 8000)**

Includes neighborhood lighting and irrigation wells, budgeted at approximately \$100 per month.

- Landscaping (Line 5030)
 - Extreme Landscaping has held rates steady for the past three years.
 - Proactive winterization is performed at no additional cost.
 - A major island cleanup occurred in 2025 at a cost of approximately \$13,000.
 - The 2026 budget includes approximately \$1,500 for routine island cleanup.
 - Removal of dead trees is not included and will be discussed separately.

- **5. Dues & Reserves Overview**
 - Monthly Haven Dues
 - Current dues: approximately \$355 per month
 - 2026 proposed dues: approximately \$360 per month
 - Dues Breakdown
 - 2025 (\$355/month):
 - \$197 Social
 - \$117 Master Association
 - \$40 Haven
 - 2026 (\$360/month):
 - \$200 Social
 - \$126 Master Association
 - \$35 Haven
 - Reserve Accounts
 - Reserve funds: approximately \$26,000, held in a money market account
 - Operating account: approximately \$13,000, held at a separate bank
 These balances are maintained to address storm-related damage and irrigation well repairs. The dues increase does **not** add additional funds to reserves.

6. Landscaping & Entrance Maintenance

A homeowner raised concerns regarding the appearance of the entrance area near the golf cart path. The Board clarified that this area falls under golf course responsibility, as Haven boundaries begin at the cart path.

Board Action:

The Board will contact golf course maintenance to request cleanup and shrub maintenance in this area.

7. Irrigation Well & Pump Repair Update

JT provided an update on the three irrigation wells serving Haven:

- Two wells are located toward the front of the neighborhood.
- The third well is located across from Nature's Trail.

Current findings:

- The electrical control box has failed and is estimated to cost approximately \$500 to replace.
- Damage has been identified in the well and pump itself.
- Repair estimates range from \$5,000 to \$7,000.
- The wells and pumps are aging, and additional evaluation is ongoing.

8. Open Discussion & Homeowner Questions

- Beach Club Communication

A question was raised regarding communication with the Master Board about the Beach Club. A Master Board representative explained that the Beach Club is managed by the golf course, and the Master Association does not have authority over operations. Haven homeowners may attend Master meetings, but only the Haven President may speak on behalf of the neighborhood.

- Drainage Question (Wayne Wildlife Court)

A homeowner asked where water drains from a storm drain near their property. CR stated the Board will investigate and follow up.

9. Budget Approval

A motion to approve the 2026 Haven HOA Budget was made and seconded.
The budget was approved unanimously.

10. Adjournment

A motion to adjourn was made, and the meeting was adjourned at 3:50 PM.