

# ST. JOHNS LANDING ESTATES

## NEWSLETTER

### DON HOLMES

*Since moving Don resigned from the Volunteer Committee. We will miss his many contributions*

### MICHAEL MOORE

*We've been advised that Mike broke his hip a couple of months ago and we wish him a speedy recovery!*

### OUR CONDOLENCES

*In the passing of Carl Tuell and Marsha Cail's father a few weeks ago.*

### COMPLAINT OR SUGGESTION?

*You can e-mail them to us at: [committee@sjlestates.org](mailto:committee@sjlestates.org) or call our Manager at 757-7010*

**AS WE SAY GOODBYE TO SUMMER...** We realize how quickly the Holidays are approaching. We trust everyone had a great summer and are looking forward to a great Holiday season. A number of topics discussed in the most recent Advisory and Volunteer committee meetings are highlighted below to keep you abreast of our community happenings:

### VANDALISM - PROPERTY & VEHICLE...

A flyer offering a reward was distributed throughout the neighborhood on the Applegate's property being defaced and the Murray's truck was broken into and items stolen. Anyone with information about these should contact the JSO. These cases point out the need for everyone to keep a watchful eye for our neighbors well being.

### BOAT RAMP & POOL USAGE...

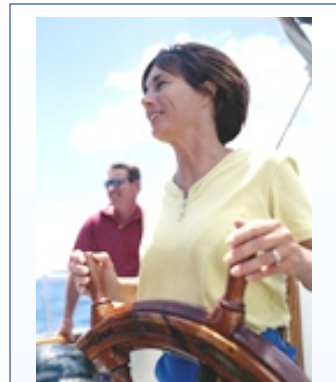
With the distribution of the St Johns Landing Estates member decals for boats and trailers, 2009-2010 Pool Passes and the new set of rules developed by the Volunteer Committee this past summer

Betty Schofield informed us that we have had a tremendous reduction in violations over the past year and want to thank each of you. Finally, a reminder to everyone that the pool has been closed for the season and will reopen sometime in late March or early April so look for some sort of event like we did last year.



### HOLIDAY PARTY AT THE CABANA CLUB ON DECEMBER 12TH AT 7:00 P.M...

Please join your neighbors as we welcome the holidays. More Details inside.



*Life on the St. Johns River and offshore boating excursions truly make living in St Johns Landing Estates a boaters dream. With direct access to the deep water of the river you're never left waiting on the tides and being literally minutes from the Ocean is the best part of our community's location.*

# ST. JOHNS LANDING ESTATES

## 2010 BUDGET IS INCLUDED...

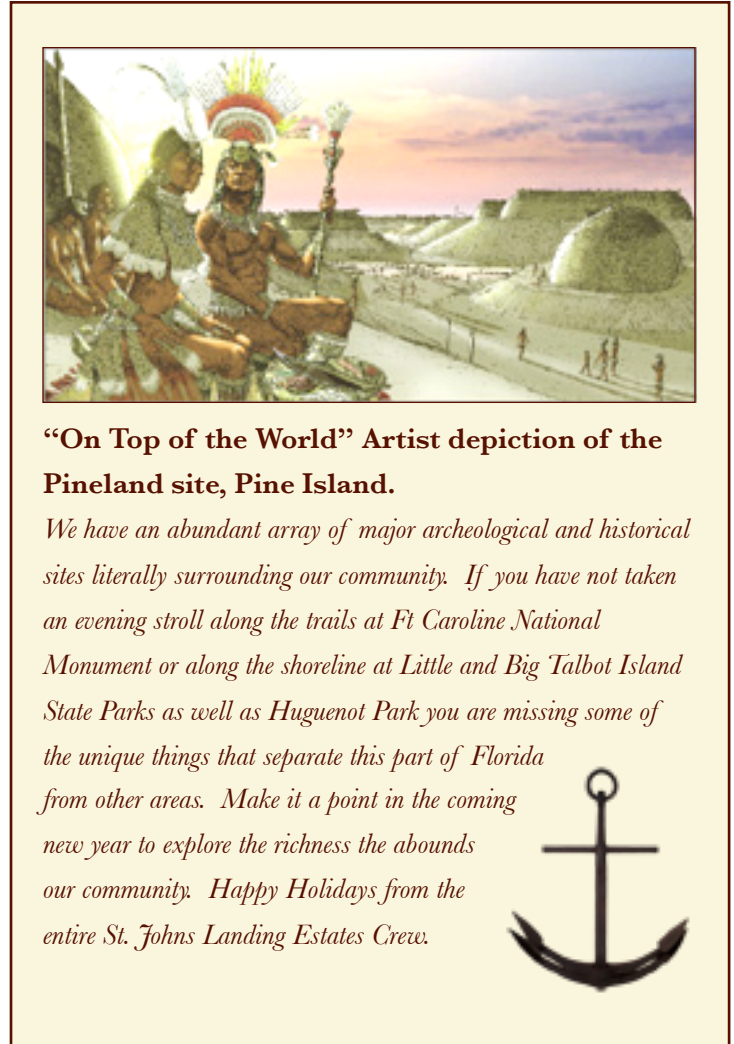
The first objective is to complete the landscaping at the gates into Units 2 and 3. Anyone who would like to provide input for the design is welcome. The next objective is to place the Community Logo strategically throughout and provide a lighted message board for communicating more frequently to everyone.

## JEA PLANT UPDATE...

(Beacon Hills Treatment facility) We contacted the JEA Real Estate Attorney and he responded on September 28th with the following update: "We were advised that the laying of pipes around the area was the next step in the process, clearing the plant for eventual sale." The Attorney did advise that they did not have a timetable for the sale of the site but will do so after completion of construction.

## CABANA CLUB BULKHEAD REPAIRS...

A failed bulkhead next to the Pool and Cabana Club has finally been repaired at a cost exceeding \$17,000.00. We will be adding some landscaping and haven't finalized plans for seating, decking, outdoor grilling and other amenities but are researching ways we can use this newly expanded area adjacent to the pool.

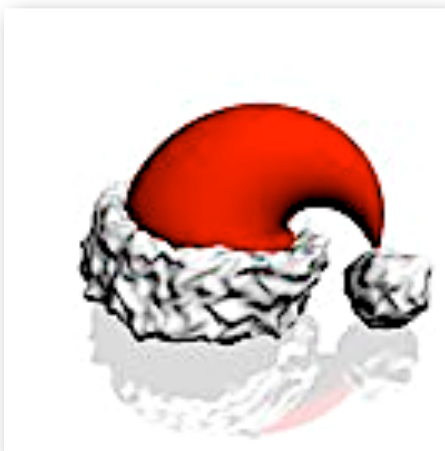


### **"On Top of the World" Artist depiction of the Pineland site, Pine Island.**

*We have an abundant array of major archeological and historical sites literally surrounding our community. If you have not taken an evening stroll along the trails at Ft Caroline National Monument or along the shoreline at Little and Big Talbot Island State Parks as well as Huguenot Park you are missing some of the unique things that separate this part of Florida from other areas. Make it a point in the coming new year to explore the richness the abounds our community. Happy Holidays from the entire St. Johns Landing Estates Crew.*

## **"IT'S A HOLIDAY PARTY"**

*Mark Your Calendar and plan to join your neighbors for a holiday party on Saturday December 12th at 7:00 P.M. in the Cabana Club. We had such a good time at the pool last summer we couldn't wait to get together again. Please bring a covered dish or hors d'oeuvres and let's have a great time!*



**Stocking Cap Optional...**

# ST. JOHNS LANDING ESTATES

**2010 BUDGET...** The Advisory Committee as well as the Developer have approved the following budget for 2010. It includes funding that will finish the landscaping at the Yacht Basin gate as well as other improvements to enhance the neighborhood. There has not been a dues increase this year. Please note that all payments are **DUE IN FULL** on **JANUARY 1, 2010** and will be considered **LATE** if not **POSTMARKED BY MONDAY FEBRUARY 1, 2010**.

2010 BUDGET

ST JOHNS LANDING ESTATES ASSOCIATION INC.

JANUARY 1 TO DECEMBER 31, 2010

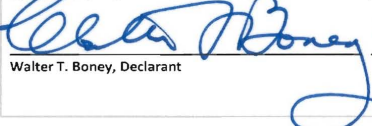
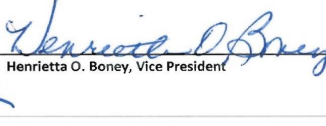
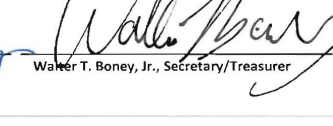
ASSETS/EXPENDITURES	2009 ACTUAL	2010
Cash on Hand: Checking (As of 11-24-09)	\$ 7,260.00	
Cash on Hand: Savings (As of 11-24-09)	\$ 50.00	
Money Market (As of 11-24-09)	\$ 2,606.00	
<b>TOTAL CASH AVAILABLE</b>	<b>\$ 9,916.00</b>	
<b>OBLIGATED EXPENDITURES THROUGH 12-31-2009</b>		
Lawn Maintenance (2 x 450)	\$ 900.00	
Pool Repairs - Leak and Chemical Feeder Repair	\$ 550.00	
AT&T (2 x 173)	\$ 348.00	
JEA Electric & Irrigation (2 x 530)	\$ 1,060.00	
Yale Financial (2 x 687)	\$ 1,374.00	
Lake Doctors (2 x 288)	\$ 576.00	
Crystal Clean Pool Service (2 x 375)	\$ 750.00	
Pool Chemicals (2 x 250)	\$ 500.00	
Cleaning Supplies for Cabana Club	\$ 125.00	
Newsletter & Annual Meeting Notice	\$ 400.00	
Cabana Club Janitorial & Common Area Mgmt (2 x 500)	\$ 1,000.00	
Management Fees (1 x 755)	\$ 755.00	
<b>TOTAL EXPENDITURES THROUGH END OF 2009</b>	<b>\$ 8,336.00</b>	
<b>CASH ON HAND AT END OF YEAR</b>	<b>\$ 1,580.00</b>	
<b>ASSESSMENT INCOME</b>		
Unit 1 Opt Out Interior (6 x \$535.00)	\$ 3,210.00	
Unit 1 Opt Out Waterway (4 x \$1,153.00)	\$ 4,612.00	
Unit 1 Non-Opt Out Interior (5 X \$1,390.00)	\$ 6,950.00	
Unit 1 Non-Opt Out Waterway (4 X \$1,854.00)	\$ 7,416.00	
Units 2-3-4 Interior (33 X \$1,854.00)	\$ 61,182.00	
Units 2-3-4 Waterway (20 x 2,472.00)	\$ 49,440.00	
Capital Contributions (6 x \$2,500.00)	\$ 15,000.00	
<b>TOTAL INCOME</b>	<b>\$ 147,810.00</b>	
<b>Reduction Due to Foreclosure &amp; Collections</b>	<b>\$ 27,742.00</b>	
<b>AVAILABLE FUNDS</b>	<b>\$ 120,068.00</b>	
<b>DEBT SERVICE/ACCOUNTS IN COLLECTION</b>		
Arbor (6 Interior Lots - 2010 = \$11,124 in assessments only)	\$ 86,637.00	\$ 102,761.00
Watson Custom Homes (5 Waterfront Lots - 2010=\$12,375 asmnts)	\$ 96,768.00	\$ 109,143.00
Foreclosure Actions (3 Interior Lots - 2010 = \$4,243 asmnts)	\$ 9,031.00	\$ 18,274.00
<b>TOTAL DUE FROM ALL OUTSTANDING ACCOUNTS</b>	<b>\$ 192,436.00</b>	<b>\$ 230,178.00</b>
<b>UTILITIES</b>		
JEA Electric & Water: (\$5,796 thru 10/09)	\$ 4,800.00	\$ 6,500.00
AT&T: Gate Access & Cabana Club (\$1,890 thru 10/09)	\$ 1,800.00	\$ 2,100.00
<b>TOTAL UTILITIES</b>	<b>\$ 6,600.00</b>	<b>\$ 8,600.00</b>
<b>ADMINISTRATION &amp; SUPPLIES</b>		
Management Fees (\$8,020 thru 10/09)	\$ 9,450.00	\$ 10,370.00
General Liability, Property, Crime, D&O (\$4,707 thru 10/09)	\$ 4,532.00	\$ 4,750.00
Newsletter Printing (\$338 thru 10/09)	\$ 750.00	\$ 450.00
Annual Meeting Notice Printing & Distribution (Projected)	\$ 450.00	\$ 450.00
Postage: Newsletters, Notices and Bills (\$50 thru 10/09)	\$ 150.00	\$ 150.00
Postage: Certified Mail (\$100 thru 10/09)	\$ 145.00	\$ 150.00
Office Supplies (\$45 thru 10/09)	\$ 100.00	\$ 150.00
Office Equipment (Phone, Copier, Fax, Computer) (\$0 in 2009)	\$ 330.00	\$ 300.00
Legal Fees (Up-front-Reimbursed on Settlement) (\$8,563 thru 10/09)	\$ 12,636.00	\$ 10,000.00
Legal Fees: Association Business (\$592 thru 10/09)	\$ 950.00	\$ 1,500.00
Corporation Annual Filing	\$ 60.00	\$ 75.00
Corporation Tax Preparation (\$750 thru 10/09)	\$ 750.00	\$ 800.00
Common Area Management (\$3,000 thru 10/09)	\$ 3,600.00	\$ 3,600.00
Pool & Parking Passes (\$779 thru 10/09)	\$ 380.00	\$ 400.00
Miscellaneous (\$358 thru 10/09)	\$ 100.00	\$ 350.00
<b>TOTAL ADMINISTRATION &amp; SUPPLIES</b>	<b>\$ 34,392.00</b>	<b>\$ 33,495.00</b>
<b>LANDSCAPE ENHANCEMENTS - YACHT BASIN GATE</b>		
Install Irrigation Meter	\$ 2,450.00	
Additional Irrigation Zones & Drip Irrigation	\$ 300.00	
Landscape Improvements	\$ 1,500.00	
Landscape Lighting	\$ 250.00	
<b>TOTAL</b>	<b>\$ 4,500.00</b>	
<b>LOGO ENHANCEMENTS - NEIGHBORHOOD COMMUNICATION</b>		
Front Entry Logo	\$ 1,750.00	
Front Entry Neighborhood Communications Board	\$ 1,100.00	
Logo for Yacht Basin Gate	\$ 1,250.00	
<b>TOTAL</b>	<b>\$ 4,100.00</b>	
<b>TOTAL THIS SIDE (A)</b>	<b>\$ 46,595.00</b>	

MAINTENANCE & REPAIRS - GENERAL	2009	2010
Lawn Maintenance: Entrances & Common Areas (\$4,375 thru 10/09)	\$ 5,800.00	\$ 6,300.00
Landscape Extras (Mulch & Plants) (\$11,082 thru 10/09)	\$ 4,200.00	\$ 1,500.00
Landscape Sod Additions/Replacement (\$250 thru 10/09)	\$ (-\$250)	\$ 350.00
Irrigation System Additions & Repairs (\$875 thru 10/09)	\$ (-\$175)	\$ 500.00
Security Gates Maintenance & Repairs (\$5,116 thru 10/09)	\$ (-\$2,116)	\$ 3,000.00
Fence & Entry Repairs (\$250 thru 10/09)	\$ (-\$2,413)	\$ 500.00
Lighting Repairs & Replacements (\$2,663 thru 10/09)	\$ 250.00	\$ 300.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 14,250.00</b>	<b>\$ 16,960.00</b>
<b>MAINTENANCE &amp; REPAIRS - AMENITY CENTER</b>		
Cabana Club Cleaning (\$2,000 through 10/09)	\$ 2,400.00	\$ 2,400.00
Elevator Annual Inspection & Permit (\$240 thru 10/09)	\$ 240.00	\$ 250.00
Facilities Carpet Cleaning & Repairs (0 thru 10/09)	\$ -	\$ 350.00
Facility Repairs: General Items	\$ 525.00	\$ 600.00
Pool Maintenance & Repairs (\$8,459 thru 10/09)	\$ (-\$2,759)	\$ 5,700.00
Pool Chemicals (\$1,590 thru 10/09)	\$ 2,500.00	\$ -
Pool Pump Repairs (\$624 thru 10/09)	\$ (-\$124)	\$ 500.00
Pool Decking Repairs & Additions (\$2,660 thru 10/09)	\$ (-\$2,310)	\$ 350.00
Pool Furniture Repairs/Replacements (0 thru 10/09)	\$ 1,070.00	\$ 1,200.00
Pool Annual Operating Inspection & Permit (\$350 thru 10/09)	\$ (-\$125)	\$ 225.00
Termite & Pest Control (\$200 thru 10/09)	\$ 250.00	\$ 300.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 13,760.00</b>	<b>\$ 15,500.00</b>
<b>MAINTENANCE &amp; REPAIRS - WATERWAY</b>		
Dock Repairs (St Johns River Side) (\$1,650 thru 10/09)	\$ 2,000.00	\$ 27,000.00
Dock Repairs (Canal Side) (\$16,800 thru 10/09)	\$ (-\$14,300)	\$ 2,500.00
Canal Maintenance: Algae and Vegetation Controls (\$2,880 thru 10/09)	\$ 3,000.00	\$ 3,600.00
Canal Maintenance: Dredging (If required)	\$ -	\$ -
Canal Repairs: Bulkhead and Retaining Walls - Common Areas	\$ -	\$ 500.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 7,500.00</b>	<b>\$ 31,100.00</b>
<b>BOAT TRANSFER SYSTEM MAINTENANCE &amp; REPAIRS</b>		
Yard Spotter Loan Payment (\$6,183 thru 10/09)	\$ 9,000.00	\$ 9,000.00
Trailer Maintenance: Tires & Preventative Service (2 Trailers)	\$ -	\$ 300.00
Yard Spotter Maintenance	\$ -	\$ 300.00
Yard Spotter Repairs	\$ -	\$ 300.00
Kabota Maintenance (\$18 thru 10/09)	\$ 150.00	\$ 300.00
Kabota Repairs (\$718 thru 10/09)	\$ (-\$368)	\$ 350.00
<b>TOTAL EXPENDITURES</b>	<b>\$ 9,150.00</b>	<b>\$ 10,950.00</b>
<b>UNFUNDED ADDITIONAL IMPROVEMENTS (ESTIMATED)</b>		
Security Camera System for Amenity Center & Boat Ramp	\$ -	\$ 6,500.00
Security Keycard Enhancement at Amenity Center	\$ -	\$ 3,500.00
Dock & Rail Improvements	\$ -	\$ 5,500.00
Neighborhood Parking & Steet Signage	\$ -	\$ 1,500.00
Boat Ramp & Boat Parking Improvements	\$ -	\$ 6,500.00
Parking Lot Additions & Improvements	\$ -	\$ 16,880.00
<b>TOTAL UNFUNDED IMPROVEMENTS</b>	<b>\$ -</b>	<b>\$ 40,180.00</b>
<b>RESERVE FUNDING - NOT ESTABLISHED BY DEVELOPER</b>		
Road Resurfacing & Repairs (35,000/24)	\$ -	\$ 1,450.00
Docks, Bulkhead, & Ramps, Repair & Replacement (400,000/15)	\$ -	\$ 26,866.00
Amenity Center Roof Replacement (35,000/30)	\$ -	\$ 1,167.00
Amenity Center Facility Painting (8,000/7)	\$ -	\$ 1,143.00
Amenity Center Pool Resurfacing (15,000/10)	\$ -	\$ 1,500.00
Security Gate Equipment Replacement (18,000/10)	\$ -	\$ 1,800.00
Yard Spotter Replacement (45,000/10)	\$ -	\$ 4,500.00
Kabota Replacement (18,000/7)	\$ -	\$ 2,571.00
Trailer Replacement (Large) (7,000/15)	\$ -	\$ 467.00
Trailer Replacement (Small) (6,000/10)	\$ -	\$ 600.00
<b>TOTAL SUGGESTED RESERVE FUNDING</b>	<b>\$ -</b>	<b>\$ 43,883.00</b>
<b>TOTAL THIS SIDE (B) NOT INCLUDING RESERVE</b>	<b>\$ 74,510.00</b>	
<b>ADD TOTAL FROM SIDE (A)</b>	<b>\$ 46,595.00</b>	
<b>CASH ON HAND AT END OF 2009</b>	<b>\$ 1,580.00</b>	
<b>2010 BUDGET</b>	<b>\$ 119,525.00</b>	
<b>UNFUNDED IMPROVEMENTS</b>	<b>\$ 40,180.00</b>	
<b>RESERVE FUNDING</b>	<b>\$ 43,883.00</b>	
<b>IDEAL BUDGET</b>	<b>\$ 203,588.00</b>	
<b>2010 BUDGET SURPLUS/SHORTFALL</b>	<b>\$ 543.00</b>	

2010 OPERATING BUDGET

STATEMENT REQUIRED IN ACCORDANCE WITH FLORIDA STATUTES 720.303(6)(c): THE BUDGET OF THIS ASSOCIATION DOES NOT PROVIDE FOR RESERVE ACCOUNTS FOR CAPITAL EXPENDITURES AND DEFERRED MAINTENANCE THAT MAY RESULT IN SPECIAL ASSESSMENTS. OWNERS MAY ELECT TO PROVIDE FOR RESERVE ACCOUNTS PURSUANT TO THE PROVISIONS OF SECTION 720.303(6), FLORIDA STATUTES, UPON THE APPROVAL OF NOT LESS THAN A MAJORITY OF THE TOTAL VOTING INTERESTS OF THE ASSOCIATION.

2010 OPERATING BUDGET OF ST JOHNS LANDING ESTATES ASSOCIATION, INC. AS CONTROLLED BY THE DEVELOPER DOES HEREBY APPROVE THE BUDGET OF THE ASSOCIATION AS ALLOWED FOR IN THE GOVERNING DOCUMENTS, BYLAWS AND STATUTES OF THE STATE OF FLORIDA THIS 16 DAY OF November, 2009 BY WALTER T. BONEY, DECLARANT & PRESIDENT OF THE BOARD OF DIRECTORS. POSTMARK BY DATE OF MONDAY FEBRUARY 1, 2010 IS ESTABLISHED AS THE CUTOFF BY WHICH PAYMENTS BEARING A DATE AFTER THIS CUTOFF WILL BE SUBJECT TO A 5 PERCENT (5%) LATE FEE PLUS INTEREST AT 18 PERCENT (18%) FROM JANUARY 1, 2010 AS WELL AS ADDITIONAL COLLECTION COSTS AS AUTHORIZED IN THE GOVERNING DOCUMENTS AND FLORIDA STATUTES 720.3085.

Walter T. Boney, Declarant                      Henrietta O. Boney, Vice President                      Walter T. Boney, Jr., Secretary/Treasurer

# ST. JOHNS LANDING ESTATES



## STREET PARKING IN THE COMMUNITY...

Parking on Reed Island and Yacht Basin Drives as well as on Claudine, Transom, Yacht Courts and Yacht Lane are not restricted other than for City of Jacksonville parking regulations. Neighbors and owners alike have expressed concern over the number of vehicles being parked on the street and the congestion it causes. Many are also concerned that it takes away from the ambiance of the neighborhood and could possibly be affecting sales and home values.

While most, we would guess, do not condone this practice all we can do is ask that everyone be courteous, cordial and considerate of others. Working together we can have an even more beautiful community.

## FINES & CONSEQUENCES

The Volunteer Committee is considering working on establishing Fines in accordance with the Florida Statutes for Covenant Violators who do not timely correct their violations in accordance with Article IX, General Provisions, Section 1, Enforcement of the Covenants & Restrictions.

Florida Statute 720.305 allows an Association to levy a fine, not exceeding \$100.00 per violation up to a maximum of \$1,000.00, against any member, tenant, guest or invitee.

However, there must be written guidelines and procedures set in place to afford an owner an opportunity for a hearing before a 3 member committee appointed by the Board of Directors who are not officers, directors or employees of the Association.

This is an area the Advisory Committee will be researching for 2010 and solicits your input. To sign up to work with this committee (or help on other committees) go to [www.floridapropertymgmt.com](http://www.floridapropertymgmt.com) and fill out and send in the online form.

## ENJOY THE VIEW FROM THE VERANDA AT THE CABANA CLUB...

- Call Betty Schofield to obtain a key at least 24 hrs in advance
- The Club Reservation number is (904) 641-0082
- Veranda closes at dusk
- Return key the following day
- Guests must be accompanied by an owner at all times
- No Smoking is allowed in the Cabana Club facility, even on the Veranda

## SALES & ADVERTISING

*Lyle Archer ([lyle@sjlestates.org](mailto:lyle@sjlestates.org)) (904) 641-5447 will be working with Mr. Boney to increase advertising and marketing of the lots in Unit 3 as well as helping him put together a comprehensive plan to*

*increase sales interest in St Johns Landing Estates.*

*While still in the planning stages, a radio spot has already been produced and is running on the airwaves here in Jacksonville. As the market begins to rebound after*

*the terrible housing meltdown this should help everyone get the word out about the benefits of this wonderful waterfront community.*

*Be on the lookout for more information as we begin our new marketing campaign in 2010...*