

2025 President's Report

This has been a very active year for the Board and we trust that you have seen the impact of the projects that have been completed. To recap and to celebrate what the neighborhood was able to accomplish in 2025, here is a listing of what has transpired:

- We had two major projects that the previous Board started and we oversaw through completion:
 - Completed a complicated repair to the 48" drain pipe leading from the South Pond to the creek. A large oak tree had to be removed because its roots had allowed water to enter in under the street causing erosion and the separation of the pipe. This was done with minimal street damage. It took a second road repair to handle all the damage.
 - Completed construction of the Pool House building pillars, added a new shower, and installed vents in the doors for better ventilation as well as adding a new louver panel in the restrooms to vent and protect the restrooms from the rain.
- Worked closely with Millennium to audit last year's expenses and was able to receive a cash refund of \$11,000 from Millennium for over payment of the 2024 expenses.
- Fountains located in both ponds had to be replaced. The main power cable to the North Pond had to be rerun and the electrical panel rewired. TECO covered the cost of the cable and the labor to install it.
- The north side the community had sidewalks cut this year to address uneven sidewalks to help with safety.
- Several dead trees were removed as were a few problem trees.
- The sewers and drains were cleaned out and pressure cleaned ahead of the Hurricane season to make our community storm ready and to help mitigate any possible storm damage.
- Launched a new pilot program to maintain our trees along the streets while improving the safety of our sidewalks. This was all done by O'Neill's Tree Service.
- Managed the Reserves to ensure funds for current and future major projects are available when needed. We currently have 70% of the funds needed to cover the next 10-year needs.
- Obtained bids for repairing and painting the exterior wall to the community. Worked with the Daily Group and was to receive an offer for them to do the work for the same price they charged us in 2019 saving us about \$20,000.
- Worked closely with AMI and Management and Associates to set in motion a plan to certify the South Pond with SWFTMD and in doing so, will save \$30,000.

- Pool heater has been replaced and additional furniture and umbrellas were purchased to provide a nicer environment and help give additional shade while enjoying the pool.
- 22 homes have been painted or are being completed by this time next week.
- Transferred the landscape maintenance of the land between the exterior wall of the community and the parkway from Cross Creek to ELWCA.
- Have worked diligently addressing water main breaks from our landscape system and made progress in resolving the entrance light problem at the Pebblebrook entrance. These are the result of our aging infrastructure and will continue to be a focus.
- We completed an extensive search for a new landscape company. TURFCO will begin in January.

We love this community and are committed to keeping it a premier neighborhood within ELW as well as North County. We have a strong, financially stable community and our home values reflect it. It has been a privilege to serve on the Board this year and we would like to thank all our neighbors for helping keep this place such a special, friendly, and desirable community. We want to wish everyone a Happy Chanukah, Merry Christmas, and a blessed New Year.