

THE PRESIDENTS CORNER

BY DIANE ALAMAN

Blessings come in many forms. After living here for 10 years and serving on the Lakeland55 HOA Board for several years, I still don't know everyone that lives here. This subdivision is so beautiful and meeting each other as we volunteer on projects will make our time together even more special. To me that is a blessing.

As of September 30th, I became your new Lakeland 55 HOA Board of Directors President. Our other new board members are: Jo Boswell VP, Carrie Chandler Secretary, Jennifer Kincaid treasurer, and Richard Herring Neighborhood Watch Chairman. In our first month together as unpaid volunteers we have logged over 200 hours of service.

Learning our jobs, dealing with complex situations and addressing subdivision problems has kept us very busy. We are trying to carry out projects voted on by the last board and our new board while doing our best to cut costs and watch every penny as though it were our own.

Very soon you will start to see changes to the front entrance: landscaping, signs repainted and new signs erected. Repair and painting of the gazebo are on the list of to-do's, also. Keeping our property values high is foremost in our efforts.

After many years as our leader and Board President, Larry Lutz has agreed to volunteer and guide us through the process of adding 40 new homes in the southern part of Lakeland 55. He will be sure that transfer fees are collected, county regulations are met, and that Adams Homes fulfills their promises. Having his steady hand through this transition is a blessing. Thank You Larry.

Another volunteer lending a hand is past President and long time resident, Jim Duff. He is leading the effort to rejuvenate Lake Raynagua. This is another huge job that concerns us all. Jim is coordinating all of the subdivisions surrounding the lake to do the necessary repairs. Again, thank you for your fine leadership.

Other members of our last board include Lou Alaman, VP, Greg Gontarski and Phillip Harris. They deserve special thanks, too, for their loyal service.

Saying thanks to another good friend of Lakeland 55 is past administrator Darryl Thompson. What a gracious gentleman he is and his past service to us

LAKELAND HOMEOWNERS ASSOCIATION INC.

2017 BUDGET

BUDGET

ORDINARY INCOME/EXPENSE INCOME

INCOME

ASSESSMENTS	87,500
TRANSFER FEES AT CLOSING	2,000
CLUBHOUSE RENTAL	1,500
INTEREST INCOME	10
LATE FEES	0
COLLECTED LOT MAINTENANCE	0
RETURNED CHECK CHARGES	0
POOL DIGITAL KEY FOB INCOME	2,000
TOTAL INCOME	93,000
TOTAL INCOME	93,000

EXPENSE

BUILDING MAINTENANCE	0
POOL MAINTENANCE	0
TOTAL BUILDING MAINTENANCE	

CLUBHOUSE

CLUBHOUSE CLEANING	300
CLUBHOUSE REPAIRS	1,000
CLUBHOUSE SUPPLIES	225
ELECTRICITY CLUBHOUSE/POOL	4,500
PEST CONTROL/TERMITE BOND	655
TELEPHONE/INTERNET	1,500
WATER/SEWER	1,200

TOTAL CLUBHOUSE	9,380
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GENERAL ADMINISTRATIVE

RECORDING FEE	0
ACCOUNTING SERVICE	3,000
ADVERTISING	500
BANK CHARGES	500
CPA	400
HOSPITALITY/MISC EXPENSE	600
INSURANCE	5,600
INTEREST EXPENSE	0
LEGAL FEES	900
LIENS	0
OFFICE SUPPLIES	500
PART TIME ADMINISTRATOR	8,400
POOL /CLUBHOUSE SECURITY	2,000
POST OFFICE BOX RENTAL	120
PRINTING/POSTAGE	1,200
REAL ESTATE&OTHER TAXES	600
TOTAL GENERAL/ADMINISTRATIVE	24,320

MAINTENANCE/UTILITIES

ELECTRICITY/SOUTH ENTRANCE	500
ELECTRICITY MAIN ENTERANCE	3,700
GROUNDS MAINTENANCE	30,000
LAKE PRESERVATION	8,000
RETENTION PONDS (5)	6,000
COLLECTABLE LOT MAINTENANCE	0
TOTAL MAINTENANCE/UTILITIES	48,200

POOL EXPENSE	
POOL FURNITURE	900
POOL MAINTENANCE SERVICE	6,000
POOL PERMIT	200
POOL REPAIR	2,000
POOL SUPPLIES/EQUIPMENT	2,000
TOTAL POOL EXPENSE	11,100
TOTAL EXPENSE	93,000
NET ORDINARY INCOME	3,000
NET INCOME	0

have been greatly appreciated by all his fellow homeowners. Job well executed Darryl!

Our 2017 budget is attached with a letter of explanation for reference.

It is important that you know how many people plus the board that it takes to run this subdivision: Larry Hawkins- grounds maintenance, assistant – administrator to be named, Dan Mellett-BB&T bank, Cathy Calametti-general accountant, Chad Lipscomb CPA for taxes, Michael Hoyt –Attorney, Alabama Pool Works- pool maintenance, Dr. P.J.Waters- Lake advisor, Hunter Security-Pool Security Alarms, SS Nesbitt –Liability Insurance, and Alpest LLC. – Termite Co.

Please note the HOA Board Minutes are posted on the Lakeland 55 website, and soon will be posted on the new bulletin board being installed on the outside wall of the pool house. Next to it will be a suggestion box. Please put your name and lot number on your request. This box will also serve as a ballot box during HOA elections.

In order to speak at a board meeting, please submit your topic in writing to the board. Please keep your topic to three minutes and the board will take your request under advisement.

Volunteers! We need you! Early in the year folks are needed to go door to door for neighborhood watch sign-ups and updating. The Gazebo needs painting. Help us save money by volunteering and meet your neighbors. We are calling on all homeowners to pick up litter on the streets and common areas, when you see it. More projects will be announced later in the year. Please volunteer and keep Lakeland 55 beautiful.

The Board and I wish you all happy, healthy, and safe holidays.

Diane