

About the Budget

The whole argument about the budget is that we are being way overcharged on the actual expense so that they can spend recklessly on special projects, with contractors that I suspect are giving them kickbacks: **This is only a suspicion, I am not making accusations.**

So, if you want to follow me with your copy of the new approved budget where they cut all the reserves by 50% because some of the directors complained (That shows that they weren't really needed). But still, we are paying **\$2352.13** per month just for reserves. I will go through the budget item by item:

- 1) Licenses & Permits: Those are not hugely inflated, so I agree with those fees
- 2) Professional fees: They want \$500 a month (**\$6,000 a year**) for legal fees, since Jan 2024 to June 2025 they spent approximately \$6,000 on legal fees.

They also want \$800 a month for a CPA, yet of all the checks I was provided from Jan 24 to Jun 25, not one check was made out to an accounting firm. We are paying them **\$9,600** a year for absolutely nothing.
- 3) Buildings Gardens maintenance: Budgeted at **\$14,400 a year**. We already have the lawn guy that cuts grass and trees, and that expensive landscape co. (Gavilla that just cut trees for some \$14,500) The sprinkler pumps that they were pricing at \$900 a month, should be done by each building. A brand-new pump & motor is around \$349 and installation should be about \$100.
- 4) Club House repairs & supplies: **They spent \$14,500 on the club house ceiling** so far, with Martinez remodeling. They could have repaired the drop ceiling, but decided to get fancy. So, the drop ceiling was replaced with drywall, and torn down, and redone again. It is not finished that I know of. They also replaced all the light panels in the auditorium. I have a feeling that the club house ceiling is going to be a **\$25,000+** project. In the budget, we are paying **\$10,800** for this work.
- 5) The copier: OMG! That is the biggest waste I've ever seen. It's costing us **\$4,800** a year just to make copies. And, to make it even worse, it seems that they can't pay the copier lease on time, so we have paid many late fees of \$19.41. We're paying management **\$52,000 a year** to do this office work, but they can't do that right. I discuss this issue more in my financial report below.
- 6) Pool Maintenance: The pool man went up from \$400 a month to **\$650** a month for pool service. They spent **\$11,930** for major pool repairs, this past February. Yet they still want to resurface the pool for **\$3,750** which is in the reserves part of the budget. Based on this pool man's service price the \$770 per month is ok, but they could shop for a better price.
- 7) Pest control for **\$5,520** seems way overpriced. They only service the rat traps around the buildings....

8) The club house water at **\$250** a month is way out of line. The average water bill in 2025 is around **\$117.00**. a month.

9) Club House FPL, in the budget, it was \$750 for the club house and \$750 for the parking lot lights. They changed it in the new budget, and made the club house \$700 and parking lot lights \$650.

The average monthly bill for the club house and parking lot lights is **\$829.00** per month. We are over paying \$521.00 every month; **that's \$6,252 a year**. See my report below

10) Lawn maintenance: I see that we are still paying **\$3,900** a month for lawn maintenance, while they pay him \$2,600 a month. In 2025, from Jan to Jun 2025, they still have been him **\$2,600** a month. **We are over paying by \$1,300 month**; \$15,000 per year.

11) Tree trimming and removal. We are paying **\$7,800** a year for trimming trees, in the new budget since they reduced all the reserves by 50%. But in December 2024 they billed us **\$6,000** and in April 2025, they billed us another **\$8,500** to cut & prune trees. Trees don't grow that fast that, they need to be cut every 6 months. **We are being royally screwed on this service**. Literally ripping us off.

12) Waste management, \$11,800. ADT \$120., and Comcast \$500. We are stuck with those unless a better deal can be negotiated.

Special projects:

13) Pool Fence (current unsafe in insurance requirements) BS! The insurance agent has no problem with the fence; I spoke to her. **We are paying \$35,400 for this new fence** (they wanted a fancy aluminum fence, instead of a chain link like we have now) The reality is that I and other directors have obtained estimate for **less than 1/2 of that \$35,400 that we are paying**.

14) Sprinkler pumps: Already discussed earlier. They are figuring approximately **\$640** per pump. A new pump & motor costs around \$349.

15) Trash Container; That is going to cost approx. **\$8,000**. According to their budget. However, I just ran across \$5,600 in just architectural & permit fees, that will probably be a **\$15,000** project.

16) Club house locks & keys: they are charging use **\$7,920** for 440 new Medico keys at \$18.00 a key. That's ridiculous. There is a better and less costly solution

17) Club House Ceiling: Already discussed that.

18) Fire alarm: We are stuck with that expense.

19) Payroll expenses. Saint Claire **get \$42,000 a year as a handy man.** From all the pay checks that I have **seen in 2024 he cleared \$35,744**, after taxes. Plus, they pay for his cell phone (\$35.00) every month. In 2025 he is receiving \$2,885 a month. I think that its' bit high for what he does. The other expense in payroll are what they are. But, management¹ could at least do the payroll instead of us paying for someone else to do it. We are paying \$195. a month for payroll service.

RESERVES APPROVED 50%

20) Roof: I agree that we will need a new roof at some point. That expense is justified.

21)Painting Exterior: They just painted it for some **\$16,500**, the club house & pool deck, why are we paying another \$1,500 to paint the exterior?

22) Painting interior: It not necessary, other than where they replaced the ceiling, which the contractor will do. Another **\$2,500** down the drain.

23) Pool equipment: Pleaaaaaase! We pay the pool man to do that he has equipment. Zulma just spent some \$1,900 for new pool lounges

24)Pool resurfacing: The pool looks fine, and I think it's going to cost more than the \$3,750 budgeted to drain the pool, resurface it and refill it again. We have to pay for that water, 1000s of gallons.

25)Ac equipment: They can cover that from their working account, repairs are not needed that often. That's another \$1,000 to just sit in their bank account.

26)Parking lot: **What a joke!** Our parking lot has a lot of holes & bumps. It will cost more like \$100,000 to fix it properly and repave it (just for Building B, C, E, F). \$13,333.33 as it appears on the budget will only get sealer, and only for a few lots, not all of them. These people are dreaming! **Do we need to spend this \$13,333.33 just to paint the parking lots black?**

27) Termites: I think that they are making stuff up to spend money. Is there evidence of termites at the club house? And how do they come up specifically with **\$1,285.71** for termites?

28) Parking Posts & lights replacement: **We just spent over \$38,000 on this type of work.** Replacing all the parking lot lights, the light pole with the white globes, and all the lights in the signs of all the buildings... Why are we paying **\$1,800**. More.

29) Pool security: That has to be the stupidest thing I've ever seen. They rent the club house for the weekend, for \$1200. But they are now paying **\$1,517.00** for security. Plus, these renters are costing us more electricity and are a liability risk that is most likely increasing the club house's insurance costs. **This is a loose/loose proposition**

30) Unforeseen Expenses: We are already overpaying on all the expenses, why should we pay another **\$14,400** for unforeseen expense. They have totally renovated the clubhouse, the roof, the ceiling, the AC, electrical, the pool, painted the outside and the pool deck and working on new fence and locks and keys, and they still want **\$14,400** for unforeseen expenses???? **This is total abuse!**

CONCLUSION: Well people of Romont South, we are paying a whole lot more in maintenance fees than is really necessary. We are paying more on most of the normal everyday expenses like the \$46,800 lawn guy, the \$9,800 CPA that doesn't exist, the \$6,000 on FPL, and on special projects like the \$35,000 pool fence, \$38,000 in Electrical work, \$14,500 for tree trimming just to name a few. That is why our maintenance fees are so high, even though we are now paying our own insurance, water, electric and gas. It's mainly because of gross mismanagement, spending our money like it's growing on trees.

They are constantly deceiving us, and coming up with new idea to bilk us, like they tried to do with the \$60.00 parking stickers, where they towed cars illegally from our building in retaliation for me protesting their rip-off parking scam. By the way, did you know that Richard spent **\$1,000** to laminate these stupid overnight parking passes. We are paying for that.

We urgently need to get rid of this board, and return to normal maintenance expenses, so that everyone's (including the unit owners) HOA can come down to a reasonable level. Help me return to normal, by signing the recall notice enclose here, to force this board out and re-elect a new board, and get rid of the useless, conniving \$52,000+ a year mismanagement¹ expense.

With me, a new vp and treasurer in charge, unnecessary expenses will drop dramatically. I will get rid of this parking sticker regulation that is towing cars away needlessly and having everyone worried that their car will be towed away. I will do improvements at a slower pace, and actually shop for best prices on repairs and provide contractor estimates as the law calls for, which this board is not doing at all. They just hire contractors of their choice and let them go wild.

There will be much better bookkeeping, as opposed to these 70 pages long, confusing and incomprehensible reports that we are getting now. We need changes for the better of our community.

Please sign the recall form below.

Reach out to me at romontsouth@gmail.com

I'll come & pick it up.

WRITTEN RECALL AGREEMENT / BALLOT

BLOCK A

This agreement is being circulated for the purpose of recalling the board members listed below, currently serving on the board of directors at Romont South Executive Council (fill in name of association). Pursuant to section 718.112(2)(j), Florida Statutes, any member of the board of administration may be recalled and removed from office with or without cause by the vote or agreement in writing by a majority of all the voting interests. Rule 61B-23.0028, Florida Administrative Code, governs recall by written agreement. This recall ballot may be used for a successive recall effort if the first recall effort is unsuccessful. Any revocation of this agreement must be in writing and delivered to the board prior to service of the recall agreement on the board.

THE BOARD MEMBERS SUBJECT TO RECALL ARE LISTED BELOW. PLEASE CAST YOUR VOTE BY MARKING EITHER THE "RECALL" OR "RETAIN" BOX NEXT TO EACH BOARD MEMBER'S NAME.
(Note that these boxes cannot be pre-marked but must be filled out by the voter.)

| | RECALL | RETAIN |
|--|--------------------------|--------------------------|
| Name of board member <u>Zulma Nunez</u> <u>President</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of board member <u>Raisa Sama</u> <u>VP</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of board member <u>Elizabeth Owens</u> <u>Secretary</u> | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of board member _____ | <input type="checkbox"/> | <input type="checkbox"/> |
| Name of board member _____ | <input type="checkbox"/> | <input type="checkbox"/> |

BLOCK B

BALLOT FOR REPLACEMENT OF BOARD MEMBERS (use only where at least a majority of the board is being recalled)

The individuals listed below have indicated their willingness to replace the recalled board members. You may vote for these candidates by marking the box next to the candidate's name OR you may write in the name of a write-in candidate.

In any event, do not vote for more than a total of the number of directors sought to be recalled, including write-in candidates.

| | In Favor of |
|--|--------------------------|
| Name of replacement board member <u>Mark Buck</u> <u>President</u> | <input type="checkbox"/> |
| Name of replacement board member <u>TBD</u> | <input type="checkbox"/> |
| Name of replacement board member <u>TBD</u> | <input type="checkbox"/> |
| Name of replacement board member _____ | <input type="checkbox"/> |
| Name of replacement board member _____ | <input type="checkbox"/> |
| Write-In Candidate _____ | <input type="checkbox"/> |

BLOCK C

 Unit Owner(s) (Print name)

 Unit Number

By signing this document, I affirm that I am authorized in the manner required by the condominium documents to cast this vote on behalf of this unit.

 Unit Owner(s) Signature

 Date signed

UNIT OWNERS' REPRESENTATIVE: The person identified below has been designated as the unit owners' representative who will receive the recall agreements, open the written agreements, tally the votes, serve copies of the agreements on the board, and receive other information on behalf of the unit owners: *(below, fill in the name and address of the unit owners' representative)*