

MILE RUN EAST MASTER ASSOCIATION
BUDGET MEETING
October 15 2024 6:30pm - via zoom

Contact Susan - susanr@watsonrealtycorp.com for invite to zoom meeting.

1. **CALL MEETING TO ORDER**
2. **ROLL CALL - ESTABLISH QUORUM**
3. **PROOF OF NOTICE OF MEETING OR SIGN - 10/1/24**
4. **FINANCIALS/MANAGEMENT REPORTS UP THROUGH - 9/30/24**
5. **UNFINISHED BUSINESS**
 - a. **Playground discussion and quotes - bids are between \$68,000 and \$89,000. See attached new vendor quote.**
 - b. **Farah and Farah liability claim - see attached letters from Attorney.**
 - c. **Rental Airbnb discussion requiring 6 months minimum - letter to be sent out in December with approved budget and coupon books.**
 - d. **2024 Legislative Update for Homeowners Association effective as of July 2024. No further updates at this time.**
 - e. **Final payment to Silcox - still being held.**
 - f. **Vine removal at tennis court fencing - still in progress.**
6. **COMPLETED BUSINESS**
 - a. **Pool Maintenance Report - see attached.**
 - b. **Storm Prep for 2 storms.**
 - c. **Replace broken toilet seat, light sensor fixture and bulbs, adjust bathroom door, secure loose kitchen faucet.**
 - d. **2024 reinspect and renew fire extinguisher.**
 - e. **Reattach tennis screens.**
7. **NEW BUSINESS**
 - a. **2025 Proposed Budget and Reserve Schedule discussion and vote.**
8. **OWNER COMMENTS -**
9. **ADJOURNMENT - NEXT MEETING - Annual Meeting date, January 21st 2025 at 6:30pm.**

MILE RUN EAST MASTER ASSOCIATION
Quarterly Meeting-July 16, 2024-6:30 PM.
Via Zoom

1. CALL MEETING TO ORDER

Bill Jordan called the meeting to order at 6:35pm

2. ROLL CALL - ESTABLISH QUORUM

Quorum established, Board members: Bill Jordan, Wilson Bell, Ron Peabody and Janet Phelps. Watson Representatives: Fran Pollard and Susan Reitnauer.

3. READING AND APPROVAL OF MINUTES FROM 4-16-2024 –

Janet motioned to approve the April minutes, Wilson seconded and all were in favor.

4. PROOF OF NOTICE OF MEETING SIGN OUT 7/12/24

5. FINANCIALS/MANAGEMENT REPORTS UP THROUGH 6/30/2024.

a. Operating Account Balance as of 6-30-24: \$21,504.22

b. Reserve Account Balance as of 6-30-24: \$137,240.17

c. 14 Owners owe between 1 & 2 months dues, 8 Owners owe between \$330 and \$660.

Delinquent accounts have been sent to the attorney for collections and liens.

d. Expenses for the past quarter- Kiddie Pool, Landscaping, Clubhouse A/C repairs, and the filter system for the pool.

e. Janet motioned to approve the Financials as submitted and Wilson seconded.

6. UNFINISHED BUSINESS

a. Vine removal at tennis court fencing needed.

b. Final wall invoice-payment is being withheld until punch list is completed. The contractor has walked through the needed touch-ups, he said he will make the repairs and we will pay him upon satisfaction/completion.

c. Bids for new playground equipment, Bids are between \$68,000 and \$89,000. This will be discussed at the October Budget planning meeting on Oct 15th.

7. Completed Business

a. Pool permit renewed

b. Insurance renewed

c. Termite contract renewed

d. Lawn treatment completed at clubhouse

e. Landscape Improvements-\$2,500 for entrance landscaping, bushes cut back at tennis courts, juniper bushes removed at the playground and sod installed at clubhouse.

f. Health inspection compliance – repair kiddie and main pool autofill. Replace timer tripper at pool light and painted the pipe per health department.

g. Kiddie pool underground pipe repairs - \$2478.00

h. Replaced canister and filter system which was obsolete \$2163.

i. Repaired the picnic table bench at the playground.

j. Put out new umbrellas stored in clubhouse.

k. A/C repairs to the clubhouse.

l. Violation letters sent out.

m. Half of the Annual Reserves deposit completed - \$14,011.50

n. Tennis netting reattached after storm.

9. New Business

a. Community Survey- Homeowner would like survey sent out regarding Clubhouse usage change- he received approval to do so from Watson.

b. 2024 Legislative Update for Homeowners Association effective as of July 2024- Watson Management will review but most points are being done by Watson already <https://www.flsenate.gov/Committees/BillSummaries/2024/html/3488>

10. Owner Comments

a. N/A

11. ADJOURNMENT - NEXT MEETING –

a. Tuesday October 15, 2024 at 6:30pm via ZOOM. Bill motioned to adjourn the meeting and Wilson seconded. All in were in favor. Meeting adjourned at 7:09pm.

ACC: Homeowners shall obtain written approval from the ACC before construction of any building, fence, wall, mailbox or other improvement or structure shall be commenced, erected, placed, moved, or maintained upon the property, or before any addition to or change or alterations to the exterior or the color thereof are made. The ACC shall evaluate all such requests for harmony of external design, color, materials, and location in relation to surrounding structures and environment and conformity with the design concept of the community. Homeowners shall comply with all restrictive covenants and keep their lots mowed and properly maintained and shall repair their dwelling unit and other improvements, keeping the same in a condition comparable to the condition of such residence and other improvements at the time of its initial construction, excepting only normal wear and tear. The following requests are within the covenants and have been approved by the Board:

6307 NW 35th
3648 NW 64th

Tree Removal
New Fence

To obtain ACC approval for construction, improvements, additions, changes alterations, submit a completed Request for Exterior Change form to the management company.

Respectfully submitted,

Janet Phelps Secretary

Mile Run East Master Association, Inc. Profit & Loss Budget vs. Actual January through September 2024

	Jan - Sep 24	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
33000 · Association Fees	108,525.00	148,500.00	-39,975.00	73.08%
33001 · NSF Charges	100.00			
33002 · Owner Legal Fee Income	158.58			
33003 · Miscellaneous Income	315.00			
Total Income	109,098.58	148,500.00	-39,401.42	73.47%
Expense				
33011 · Bank Charges	351.68	100.00	251.68	351.68%
33015 · Coupon Books	425.00	400.00	25.00	106.25%
61710 · Permits & Fees to Division	61.25	62.00	-0.75	98.79%
63300 · Insurance Expense	4,550.98	6,000.00	-1,449.02	75.85%
63400 · Interest Expense	0.00	0.00	0.00	0.0%
63700 · Landscaping and Groundskeeping				
63701 · Trees	1,325.00	1,500.00	-175.00	88.33%
63702 · Shrubs	1,000.00	1,000.00	0.00	100.0%
63703 · Mulch	750.00	1,000.00	-250.00	75.0%
63704 · Fertilizer/Pest Control	943.00	3,625.00	-2,682.00	26.01%
63705 · Irrigation Maintenance	142.00	1,000.00	-858.00	14.2%
63706 · Lawn Maintenance Contract	24,750.00	34,000.00	-9,250.00	72.79%
63707 · Conservation Areas	0.00	500.00	-500.00	0.0%
63708 · Retention Pond Contract	2,628.00	4,000.00	-1,372.00	65.7%
63709 · Landscape Improvements	750.00	1,500.00	-750.00	50.0%
Total 63700 · Landscaping and Groundskeeping	32,288.00	48,125.00	-15,837.00	67.09%
64900 · Office /Admin.				
66500 · Postage and Delivery	564.00			
64900 · Office /Admin. - Other	1,993.00	2,200.00	-207.00	90.59%
Total 64900 · Office /Admin.	2,557.00	2,200.00	357.00	116.23%
66010 · Pest Control				
66015 · Termite Bond	183.83	175.00	8.83	105.05%
Total 66010 · Pest Control	183.83	175.00	8.83	105.05%
66100 · Pool				
Pool Permits	375.00	375.00	0.00	100.0%
66110 · Pool Contract	6,542.78	10,000.00	-3,457.22	65.43%
66115 · Pool Repairs	8,165.75	1,000.00	7,165.75	816.58%
Total 66100 · Pool	15,083.53	11,375.00	3,708.53	132.6%
66700 · Professional Fees				
66705 · Tax Preparation	295.00	300.00	-5.00	98.33%
66715 · Legal Fees-Association	1,100.00	1,000.00	100.00	110.0%
66720 · Legal fees-Owner	935.74			
Total 66700 · Professional Fees	2,330.74	1,300.00	1,030.74	179.29%
66800 · Management Fees	14,175.00	18,900.00	-4,725.00	75.0%

Mile Run East Master Association, Inc.
Profit & Loss Budget vs. Actual
 January through September 2024

	Jan - Sep 24	Budget	\$ Over Budget	% of Budget
61705 · Front Bus Stop	750.00	750.00	0.00	100.0%
66810 · Recreation Improvements	4,450.28	5,000.00	-549.72	89.01%
66815 · Trash	3,227.34	2,700.00	527.34	119.53%
66820 · Janitorial	3,220.31	3,000.00	220.31	107.34%
68600 · Utilities				
68619 Clubhouse Internet	1,540.80	2,040.00	-499.20	75.53%
68620 · Electricity	13,135.59	18,000.00	-4,864.41	72.98%
Total 68600 · Utilities	14,676.39	20,040.00	-5,363.61	73.24%
68650 · Web Site Hosting	225.00	350.00	-125.00	64.29%
68660 · Reserves				
68679 · General Reserves	0.00			
68661 · Roof	277.00	554.00	-277.00	50.0%
68662 · Pavement/Re-seal	186.00	372.00	-186.00	50.0%
68663 · Painting Clubhouse Ext/Int	0.00			
68664 · Pool Reserve				
68665 · Resurface	5,000.00	10,000.00	-5,000.00	50.0%
68666 · Pump	545.50	1,091.00	-545.50	50.0%
68667 · Deck	1,027.50	2,055.00	-1,027.50	50.0%
Total 68664 · Pool Reserve	6,573.00	13,146.00	-6,573.00	50.0%
68669 · Fencing	400.00	800.00	-400.00	50.0%
68670 · Clubhouse	1,242.50	2,485.00	-1,242.50	50.0%
68671 · Tennis Courts	1,466.50	2,933.00	-1,466.50	50.0%
68672 · Irrigation Pump & Wells	398.00	796.00	-398.00	50.0%
68674 · Playground Capital Improvements	0.00			
68675 · Subdivision Wall Repair/Paint	2,377.00	4,754.00	-2,377.00	50.0%
68677 · Capital Improvements/Repairs	1,091.50	2,183.00	-1,091.50	50.0%
Total 68660 · Reserves	14,011.50	28,023.00	-14,011.50	50.0%
Total Expense	112,567.83	148,500.00	-35,932.17	75.8%
Net Ordinary Income	-3,469.25	0.00	-3,469.25	100.0%
Net Income	-3,469.25	0.00	-3,469.25	100.0%

Mile Run East Master Association, Inc.
Balance Sheet
 As of September 30, 2024

	Sep 30, 24
ASSETS	
Current Assets	
Checking/Savings	
10000 · AmerisOperating Acct.	17,717.87
10010 · MRE Ameris Reserve Account	138,991.29
Total Checking/Savings	156,709.16
Accounts Receivable	
11000 · Accounts Receivable	-15,911.01
Total Accounts Receivable	-15,911.01
Total Current Assets	140,798.15
TOTAL ASSETS	140,798.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
24001 · Reserves Roof	10,182.29
24002 · Reserves-Pavement Reseal	1,071.20
24003 · ReservesClubhouse Paint Int/Ext	1,194.51
24004 · Reserve-Pool Resurface	44,998.75
24005 · Reserves-Pool Pump	1,819.06
24006 · Reserves-Pool Deck	14,863.04
24007 · Reserves Pool Furniture	2,500.02
24008 · Reserves-Fencing Wood/Link	4,199.99
24009 · Reserves-clubhouse	6,303.19
24010 · Reserves Tennis Ct/Resur/screen	10,067.02
24011 · Reserves-Interest	2,913.36
24012 · Reserves-Storm Wtr.Mgt.	5,000.03
24013 · Reserves-Playground Improve	14,999.75
24014 · Reserves-Sub.wall Paint/Repair	3,664.05
24016 · Reserves-Capital Improve	3,253.51
24017 · Reserves-Irrig. Pump/Well	3,624.02
24018 · Reserve Contingency Fund	837.50
24019 · Reserves General	7,500.00
Total Other Current Liabilities	138,991.29
Total Current Liabilities	138,991.29
Total Liabilities	138,991.29
Equity	
30000 · Opening Balance Equity	25,721.04
32000 · Retained Earnings	-20,444.93
Net Income	-3,469.25
Total Equity	1,806.86
TOTAL LIABILITIES & EQUITY	140,798.15

Mile Run East Master Association, Inc.
Transaction Detail By Account
January through September 2024

<u>Ty</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Memo</u>	<u>Original Amount</u>	<u>Balance</u>
66100 · Pool						
66115 · Pool Repairs						
	01/01/2024	3306	Perfect Pools, LLC	pool maintenance- invoice #	0.00	0.00
	01/01/2024	3306	Perfect Pools, LLC	kiddie pool repairs-underground plumbing leak Inv. #21	2,478.06	2,478.06
	02/09/2024	3323	Perfect Pools, LLC	replaced cartridge filters for kiddie pool	2,163.40	4,641.46
	04/09/2024	3343	Perfect Pools, LLC	kiddie pool-repair autofill assembly	125.00	4,766.46
	05/01/2024	3351	Perfect Pools, LLC	new timer trippers for pool light pool maintenance - inv	15.87	4,782.13
	05/07/2024	3354	Perfect Pools, LLC	paint pipes as per health dept. Invoice #2641	451.63	5,233.76
	06/05/2024	3365	Perfect Pools, LLC	Repair of main pool autofill Invoice #2763	486.49	5,720.25
	09/01/2024	3393	Perfect Pools, LLC	drain pool down, refill, adjust chemicals	275.00	5,995.25
	09/06/2024	3400	Perfect Pools, LLC	inv. 3231 lid o ring	11.92	6,007.17
	09/11/2024	3401	Perfect Pools, LLC	complete slide valve assembly-main drain-scum gutter	1,858.06	7,865.23
	09/24/2024	3408	Perfect Pools, LLC	white gutter drain grates hydrosweep 1/2" opening	300.52	8,165.75
Total 66115 · Pool Repairs						<u>8,165.75</u>
Total 66100 · Pool						<u>8,165.75</u>
						<u><u>8,165.75</u></u>

FARAH & FARAH

Protecting you and your family since 1979.

July 16, 2024

SENT VIA CERTIFIED MAIL

franpollard@watsonrealtycorp.com

Watson Realty Corp.

C/O Fran or Susan

4516 NW 23rd Ave

Gainesville FL 32606

Re: Our Client: Lorenzo Rose, Parent or Guardian of Da'Nyah Rose
Date of Loss: May 7, 2024
Our File No.: 240701319

Dear Sir/Madam:

Our firm represents Lorenzo Rose, Parent or Guardian of Da'Nyah Rose, who suffered injuries as a result of an assault May 7, 2024, while an invitee on a property you manage located at 6200 NW 35th Terrace Gainesville, FL 32605.

If you have bodily injury insurance coverage, you should make the insurance carrier aware that our client is represented by an attorney and that it is our client's intention to make a claim for those damages against that insurance carrier. Most insurance policies require that you contact the carrier within thirty days. Please do so and respond to this letter with the name, address and phone number of that carrier. If you do not know the name of your carrier, please furnish the name and phone number of your insurance agency so that we can obtain that information.

If you are not covered by an insurance policy for the damages related to this accident, you may be liable to pay those damages yourself. If we are forced to file suit against you, you may be held responsible for all costs and the amount of the verdict.

I urge you to contact us immediately if you have no coverage so that we can negotiate a resolution of this matter without resorting to filing a civil suit against you for our client's damages.

We hereby demand you preserve any and all video from all surveillance systems/cameras located on your premises, including interior and exterior, to include video from every camera regardless of location on your premises for a period of eight (8) hours before and eight (8) hours after the above referenced

10 WEST ADAMS STREET - JACKSONVILLE, FLORIDA 32202
P: 800.500.5555 - F: 904.358.2424



incident. We also demand that two copies of the video be preserved and stored in different locations to prevent it from becoming lost or damaged.

Said video surveillance is deemed material evidence and is to be preserved as such. You are further directed to not alter, destroy, lose or dispose of this evidence. If said video surveillance is altered in any manner whatsoever from its original condition (including, but not limited to, changing its configuration, destroying, or misplacing it), we will consider your company to have spoiled material evidence and will vigorously pursue on behalf of our client any claims necessary to address the spoliation of this material evidence.

Finally, we ask that you immediately provide us with a copy of the above referenced video.

If you have any questions or concerns about our video preservation request or there is a cost associated with performing same, please contact us in writing immediately and we will work with you on this matter to ensure you are able to comply with our request. Also, we are willing to pay reasonable costs associated with performing this request.

Thank you for your attention in this matter. I look forward to hearing from you.

Sincerely,

Laurence C Huttman

Laurence C Huttman
Attorney
(904) 479-9538
lhuttman@farahandfarah.com

cc: Lorenzo Rose, Parent or Guardian of Da'Nyah Rose

Rosemont board members:

Bill Jordan President – billjordan12@gmail.com

Wilson Bell VP – wilsonbellart@gmail.com

Ron Peabody Treasurer – rcpeab@gmail.com

Janet Phelps Secretary – jrocque2002@gmail.com

Gary Danford Director – gd309@gmail.com

Return receipt # 9589 0710 5270 1530 6266 20

FARAH & FARAH

Protecting you and your family since 1979.

July 16, 2024

SENT VIA CERTIFIED MAIL

franpollard@watsonrealtycorp.com
Mile Run East Master Association, Inc.
c/o Registered Agent
Frances C. Pollard
Watson Realty Corp.
4516 NW 23rd Ave
Gainesville FL 32606

Re: Our Client: Lorenzo Rose, Parent or Guardian of Da'Nyah Rose
Date of Loss: May 7, 2024
Our File No.: 240701319

Dear Sir/Madam:

Our firm represents Lorenzo Rose, Parent or Guardian of Da'Nyah Rose, who suffered injuries as a result of an assault May 7, 2024, while an invitee on a property you own located at 6200 NW 35th Terrace Gainesville, FL 32605.

If you have bodily injury insurance coverage, you should make the insurance carrier aware that our client is represented by an attorney and that it is our client's intention to make a claim for those damages against that insurance carrier. Most insurance policies require that you contact the carrier within thirty days. Please do so and respond to this letter with the name, address and phone number of that carrier. If you do not know the name of your carrier, please furnish the name and phone number of your insurance agency so that we can obtain that information.

If you are not covered by an insurance policy for the damages related to this accident, you may be liable to pay those damages yourself. If we are forced to file suit against you, you may be held responsible for all costs and the amount of the verdict.

I urge you to contact us immediately if you have no coverage so that we can negotiate a resolution of this matter without resorting to filing a civil suit against you for our client's damages.

We hereby demand you preserve any and all video from all surveillance systems/cameras located on your premises, including interior and exterior, to include video from every camera regardless of location on your premises for a

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P: 800.500.5555 - F: 904.358.2424



period of eight (8) hours before and eight (8) hours after the above referenced incident. We also demand that two copies of the video be preserved and stored in different locations to prevent it from becoming lost or damaged.

Said video surveillance is deemed material evidence and is to be preserved as such. You are further directed to not alter, destroy, lose or dispose of this evidence. If said video surveillance is altered in any manner whatsoever from its original condition (including, but not limited to, changing its configuration, destroying, or misplacing it), we will consider your company to have spoiled material evidence and will vigorously pursue on behalf of our client any claims necessary to address the spoliation of this material evidence.

Finally, we ask that you immediately provide us with a copy of the above referenced video.

If you have any questions or concerns about our video preservation request or there is a cost associated with performing same, please contact us in writing immediately and we will work with you on this matter to ensure you are able to comply with our request. Also, we are willing to pay reasonable costs associated with performing this request.

Thank you for your attention in this matter. I look forward to hearing from you.

Sincerely,

Laurence C Huttman

Laurence C Huttman
Attorney
(904) 479-9538
lhuttman@farahandfarah.com

cc: Lorenzo Rose, Parent or Guardian of Da'Nyah Rose

Rosemont board members:

Bill Jordan President – billjordan12@gmail.com

Wilson Bell VP – wilsonbellart@gmail.com

Ron Peabody Treasurer – rcpeab@gmail.com

Janet Phelps Secretary – jrocque2002@gmail.com

Gary Danford Director – gd309@gmail.com

Return receipt # 9589 0710 5270 1530 6266 37

From: Laurence C. Huttman <LHuttman@farahandfarah.com>
Sent: Friday, October 11, 2024 2:41 PM
To: Fran Pollard <frapollard@watsonrealtycorp.com>
Cc: Christine Figueroa <cfigueroa@farahandfarah.com>
Subject: RE: Incident on May 3, 2024

This Message Is From an External Sender

This message came from outside your organization.

Ms. Pollard.

We understand you called to advise that Watson has no "additional" or "other" insurance than the policy previously disclosed for the HOA (see the additional attached notice letter) and to further advise that in response to our preservation notices that "there are no videos" despite the property having surveillance cameras. Could you please furnish us any primary and excess liability insurance policies which were effective on the date of the subject incident pursuant to Florida law - whether you deem them applicable or not. If Watson Realty truly has no insurance and is self-insured kindly so advise. Likewise, please preserve all video or elaborate upon why video is no longer in existence for the incident date since our preservation letter was first received. Thank you



Laurence C. Huttman
Attorney at Law
10 West Adams Street
Jacksonville FL 32202
P: 904-479-9538
F: 904-468-1023
E: LHuttman@farahandfarah.com



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From: Christine Figueroa <cfigueroa@farahandfarah.com>
Sent: Friday, October 11, 2024 9:00 AM
To: Fran Pollard <franpollard@watsonrealtycorp.com>
Cc: Laurence C. Huttman <LHuttman@farahandfarah.com>
Subject: RE: Incident on May 3, 2024

Good morning Ms. Pollard,

As of today we have not received any insurance information from Watson regarding this incident. Please see my below email regarding the follow up I previously sent. Please provide all requested insurances to include umbrella and excess coverages at this time. Thank you.

Kind Regards,

Christine Figueroa

Paralegal

1534 Kingsley Avenue

Orange Park FL 32073

P: 904-420-7351

F: 904-456-9583

E: cfigueroa@farahandfarah.com



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From: Christine Figueroa <cfigueroa@farahandfarah.com>
Sent: Thursday, August 22, 2024 4:29 PM
To: Fran Pollard <franpollard@watsonrealtycorp.com>
Cc: Laurence C. Huttman <LHuttman@farahandfarah.com>; Laura Dubberly, FRP <LDubberly@farahandfarah.com>
Subject: FW: Incident on May 3, 2024

Good afternoon,

10/14/24, 12:25 PM

Fw: Incident on May 3, 2024 - Lori Bennett - Outlook

I am writing to follow up with you on this case. We did receive insurance information from Mile Run East; however, we have not received any disclosures from Watson. Our requests that are attached asked for all insurance including any umbrella and excess coverages. Additionally, we asked that you all preserve any video, photos, etc. (Please see attached.) Can you please confirm preservation was done and provide all insurance in reference to this claim?

I reached out to the attorney you listed in your original email and he responded with the below response. Please let us know. Thank you.

Kind Regards,

Christine Figueroa

Paralegal

1534 Kingsley Avenue

Orange Park FL 32073

P: 904-420-7351

F: 904-456-9583

E: cffigueroa@farahandfarah.com



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Mile Run East Master Association, Inc.

2025 Proposed Budget

	2024 APPROVED		2025 PROPOSED	
	Annual	Monthly	Annual	Monthly
REVENUE				
Association Fees (225@\$55x12) Approved	148,500	12,375	148,500	12,375
TOTAL INCOME	148,500	12,375	148,500	12,375
EXPENSES				
Tax Preparation	300	25	300	25
Legal	1,000	83	1,000	83
Bank Charges	100	8	100	8
Coupons	400	33	450	38
Pool Permits	375	31	375	31
Fees Payable to the Division	62	5	62	5
Office Expenses/Postage	2,200	183	2,500	208
Management Fee	18,900	1,575	18,900	1,575
Insurance	6,000	500	8,000	667
MAINTENANCE				
Recreation Improvements	5,000	417	5,000	417
Landscaping Contract	34,000	2,833	33,000	2,750
Tree	1,500	125	1,500	125
Shrubs	2,000	167	1,000	83
Mulch (included in landscape contract)			0	0
Improvements	1,500	125	1,500	125
Fertilizer/Pest Control	3,625	302	3,625	302
Irrigation Maintenance	1,000	83	2,000	167
Conservation Areas	500	42	500	42
Retention Pond Contract (\$292/month)	4,000	333	3,500	292
Pool Maintenance Contract	10,000	833	9,000	750
Pool Repairs	1,000	83	2,000	167
Front Bus Stop	750	63	750	63
Web Site Hosting	350	29	350	29
Termite Bond	175	15	185	15
FACILITIES				
Trash	2,700	225	3,000	250
Janitorial	3,000	250	3,500	292
UTILITIES				
Electricity/Water/Gas	18,000	1,500	17,000	1,417
Clubhouse Internet	2,040	170	2,040	170
TOTAL OPERATING	120,477	10,040	121,137	10,095
RESERVES	28,023	2,335	27,363	2,280
TOTAL EXPENSES & RESERVES	148,500	12,375	148,500	12,375

Anticipated Income

Assessment per home
\$55 per month

MILE RUN EAST RESERVE EXPENSES						
	Estimated Life	2025 Remaining Life	Replacement Cost	Reserve Balance at December 31, 2024	Annual Funds Needed 2025	
Roof	17	13	18,000	10,459	580	
Pavement						
Re-Seal 2021	8	5	3,000	1,257	349	
*Painting Clubhouse Interior/Exterior 2024	8	7	10,000	1,195	1,258	
Pool						
Resurface (2010)	14	3	80,000	50,000	10,000	
Pump (2023)	8	7	10,000	2,365	1,091	
Deck	15	5	20,000	15,891	822	
Furniture	0	0	As Needed	2,500	0	
Fencing						
*Wood/Chain Link Fencing						
*Chain Link Fencing	25	15	15,000	4,600	693	
Clubhouse	25	6	15,000	7,545	1,243	
Tennis Court - Resurface (2021)/Windscreen (2023)						
Tennis Court - Windscreen	9	7	35,000	11,534	3,352	
Irrigation Pump & Wells	6	5	8,000	4,022	796	
Storm Water Management Capital Repairs	20	As Needed	5,000	5,000	0	
Playground Capital Improvements	15	2	15,000	15,000	0	
*Paint Subdivision Wall/Repair						
*Block Wall Repair (2024)	6	6	35,000	6,041	4,827	
Capital Improvements & Contingency Fund	0	6	10,000	5,184	803	
General Reserve 2024 (Surplus)		1	9,051	7,500	1,551	
Interest as of 7/31/2024				1,947	0	
TOTAL			288,051	152,040	27,363	

* Combined Accounts

Total Approx. Res. For 2024 \$152,037

Reserves - \$27,363 ÷ 225 ÷ 12 = \$10.13/MO/HOME

Operating \$121,137 ÷ 225 ÷ 12 = \$44.87/MO/HOME

Total O&R = \$148,500 \$55/home/month

2020- Wall cost \$98,000



www.schooloutfitters.com
 PO Box 779193
 Chicago IL 60677-9193

Need help with your quote?

Jason Rapp
 Phone: 866-619-0260
 Fax: 866-619-0261
jason_rapp@schooloutfitters.com

Your Quote:

#QUOT11499280

Valid until: 09/27/2024

[View Quote & Buy Online](#)

Bill to:

Watson Realty Corp.

Fran Pollard
 4516 NW 23rd Ave
 Gainesville FL 32606-6537 USA

Phone: 1 (352) 214-6204
 Fax: N/A
 Email: Franpollard@watsonrealtycorp.com

Ship to:

Watson Realty Corp.

Fran Pollard
 4516 NW 23rd Ave
 Gainesville FL 32606-6537 USA

Phone: 1 (352) 214-6204
 Fax: N/A
 Email: Franpollard@watsonrealtycorp.com

Item	SKU#	Description	Qty.	List	% Off	Price Per Item (including options)	Total Price
①	UTP-NA SOUTH FORK	NA SOUTH FORK Color Options: Primary SOUTH FORK (IN GROUND MOUNT), 35CY EWF, 27 BORDERS, DURALINER Estimated Delivery: • 39 business days after order confirmation Comments: CUSTOMER IS HANDLING DEMO OF EXISTING STRUCTURE AND EXISTING PIP PRICE INCLUDES INSTALL INTO GRASS/DIRT AREA	1			\$26,801.29	\$26,801.29
	No Image Available						
②	UTP-Drawings & Permits	Drawings & Permits Signed and sealed engineering drawings, calculations and footing design & Permitting required for installation of playground equipment, shades, shelters, etc. Estimated Delivery: • 39 business days after order confirmation	1			\$3,038.05	\$3,038.05
	No Image Available						
③	UTP-Dumpster	Dumpster Rental and Removal. Estimated Delivery: • 39 business days after order confirmation	1			\$832.82	\$832.82
	No Image Available						

Shipping & Handling Breakdown

Items Shipping From:	Shipping Via:	Service(s) Included:		
Ultra Play Systems	ABF FREIGHT SYSTEM	Call Ahead:Fran Pollard 1 (352) 214-6204	Product SubTotal:	\$30,672.16
			Shipping & Handling:	\$1,604.00
			Sales Tax:	2,300.41
			Grand Total:	\$34,576.57

Important Shipping Information

Shipping is tail gate, requiring customer to unload from truck. Lift gate and inside delivery are available for additional charges.

Please remember to inspect your order at the time of delivery. Do not throw away any of the original packaging until inspection is completed. Any missing parts or damages must be reported to customer service at 1-866-619-1776 within 5 business days of delivery.

All quotations are for tailgate delivery, F.O.B. factory, unless otherwise noted.

Sales Representative Comments

Thank you for the opportunity to earn your business.



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 PO Box 779193
 Chicago IL 60677-9193

Need help with your quote?

Jason Rapp
 Phone: 866-619-0260
 Fax: 866-619-0261
jason.rapp@schooloutfitters.com

Your Quote:

#QUO11497123

Valid until: 09/27/2024

[View Quote & Buy Online](#)

Bill to:

Watson Realty Corp.
 Fran Pollard
 4516 NW 23rd Ave
 Gainesville FL 32606-6537 USA
 Phone: 1 (352) 214-6204
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 Email: Franpollard@watsonrealtycorp.com

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Item	SKU#	Description	Qty.	List	% Off	Price Per Item (including options)	Total Price
①	UTP-NA SOUTH FORK	NA SOUTH FORK Color Options: Primary SOUTH FORK (IN GROUND MOUNT), 35CY EWF, 27 BORDERS, DURALINER Estimated Delivery: • 39 business days after order confirmation Comments: CUSTOMER IS HANDLING DEMO OF EXISTING STRUCTURE AND EXISTING PIP PRICE INCLUDES INSTALL INTO GRASS/DIRT AREA	1			\$26,800.80	\$26,800.80
		No Image Available					
②	UTP-HIP SHADE 27X X25 X 13	HIP SHADE 27X X25 X 13 CUSTOM-SHADE Custom Shade Design - Rectangle Hip Shade: 27' Length x 25' Width x 13' Entry Height. (4) Columns on Base Plates + 6" surfacing at 6.6" Sch-40. Rafters at 5.0" 11-Ga With Glide Elbows. Frame Color: TBD Fabric Color: TBD Estimated Delivery: • 39 business days after order confirmation	1			\$13,085.55	\$13,085.55
		No Image Available					
③	UTP-ABT	ABT Model: CUSTOM-ABT ABT Quote - Anchor Hardware and Templates; Includes Steel Plate Template And Hardware For Cast In Place Anchoring System. (Ship in advance) Estimated Delivery: • 39 business days after order confirmation	1			\$208.74	\$208.74
		No Image Available					
④	UTP-Drawings & Permits	Drawings & Permits Signed and sealed engineering drawings, calculations and footing design & Permitting required for installation of playground equipment, shades, shelters, etc. Estimated Delivery: • 39 business days after order confirmation	1			\$3,041.07	\$3,041.07
		No Image Available					

5	UTP-SHADE INSTALL	<p>SHADE INSTALL Certified installation by professional playground installers. Price includes coordinating deliveries and unloading large equipment at the delivery address listed on this proposal / purchase order.</p> <p>- Custom Shade Design - Rectangle Hip Shade: 27' Length x 25' Width x 13' Entry Height.</p> <p>(4) Columns on Base Plates + 6" surfacing at 6.6" Sch-40.</p> <p>Rafters at 5.0" 11-Ga With Glide Elbows.</p> <p>Frame Color: TBD</p> <p>Fabric Color: TBD</p> <p>Estimated Delivery:</p> <ul style="list-style-type: none"> • 37 business days after order confirmation 	1	\$9,485.98	\$9,485.98
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No Image Available

6	UTP-Dumpster	<p>Dumpster Rental and Removal.</p> <p>Estimated Delivery:</p> <ul style="list-style-type: none"> • 37 business days after order confirmation 	1	\$833.54	\$833.54
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No Image Available

Shipping & Handling Breakdown

Items Shipping From: Ultra Play Systems	Shipping Via: ABF FRLIGHT SYSTEM	Service(s) Included: Call Ahead: Fran Pollard 1 (352) 214-6204	<table border="0"> <tr> <td>Product SubTotal:</td> <td>\$53,455.68</td> </tr> <tr> <td>Shipping & Handling:</td> <td>\$1,604.81</td> </tr> <tr> <td>Sales Tax:</td> <td>3,207.34</td> </tr> <tr> <td>Grand Total:</td> <td>\$58,267.83</td> </tr> </table>	Product SubTotal:	\$53,455.68	Shipping & Handling:	\$1,604.81	Sales Tax:	3,207.34	Grand Total:	\$58,267.83
Product SubTotal:	\$53,455.68										
Shipping & Handling:	\$1,604.81										
Sales Tax:	3,207.34										
Grand Total:	\$58,267.83										

Important Shipping Information

Shipping is tail gate, requiring customer to unload from truck. Lift gate and inside delivery are available for additional charges.

Please remember to inspect your order at the time of delivery. Do not throw away any of the original packaging until inspection is completed. Any missing parts or damages must be reported to customer service at 1-866-619-1776 within 5 business days of delivery.

All quotations are for tailgate delivery, F.O.B. factory, unless otherwise noted.

Sales Representative Comments

Please contact your Florida account manager Jason Rapp at 866-619-0260 or jason.rapp@schooloutfitters.com for additional information. I am here to help you find the right solutions for your business and learning environments.

Thank you for the opportunity to earn your business.



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 PO Box 779193
 Chicago IL 60677-9193

Need help with your quote?

Jason Rapp
 Phone: 866-619-0260
 Fax: 866-619-0261
jason.rapp@schooloutfitters.com

Your Quote:

#QUO11494893

Valid until: 09/27/2024

[View Quote & Buy Online](#)

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 Gainesville FL 32606-6537 USA

Phone: 1 (352) 214-6204
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 Gainesville FL 32606-6537 USA

Phone: 1 (352) 214-6204
 Fax: N/A
 Email: Franpollard@watsonrealtycorp.com

Item	SKU#	Description	Qty.	List	% Off	Price Per Item (including options)	Total Price
①	UTF-UPLAY-001	South Fork Play System Options: • Playset - Playful (+ \$0.00) Estimated Delivery: • 9 business days after order confirmation	1			\$9,519.99	\$9,519.99



Shipping & Handling Breakdown

Items Shipping From:	Shipping Via:	Service(s) Included:		
Ultra Play Systems	ABF FREIGHT SYSTEM	Call Ahead: Fran Pollard 1 (352) 214-6204	Product SubTotal:	\$9,519.99
			Shipping & Handling:	\$880.98
			Sales Tax:	714.00
			Grand Total:	\$11,114.97

Important Shipping Information

Shipping is tail gate, requiring customer to unload from truck. Lift gate and inside delivery are available for additional charges.

Please remember to inspect your order at the time of delivery. Do not throw away any of the original packaging until inspection is completed. Any missing parts or damages must be reported to customer service at 1-866-619-1776 within 5 business days of delivery.

All quotations are for tailgate delivery, F.O.B. factory, unless otherwise noted.

Sales Representative Comments

Thank you for the opportunity to earn your business.



Item Details

Ultra Play Systems

South Fork Play System



The South Fork Play System from Ultra Play offers plenty of space for your young elementary students to climb and slide around. The blow-molded plastic event pieces, supported by a heavy-gauge steel frame, ensure a colorful and safe structure. With a climbing vine wall, straight slide and several ground-level noise components, kids will have plenty to keep them occupied. Holds up to 15 students between the ages of two and five. Meets ADA guidelines and is commercially compliant with ASTM and CSPC. Includes a ground spike surface mount. **Assembly and installation required.** Don't forget to order your ground surfacing to keep kids injury-free. If your playset is installed over a hard surface such as asphalt, concrete or packed earth, your facility may be required to install protective ground surfacing to meet compliance regulations. School Outfitters offers many options to meet your ground surfacing needs. Just give our friendly sales team a call at 1-800-260-2776. We're always happy to help.

Specifications

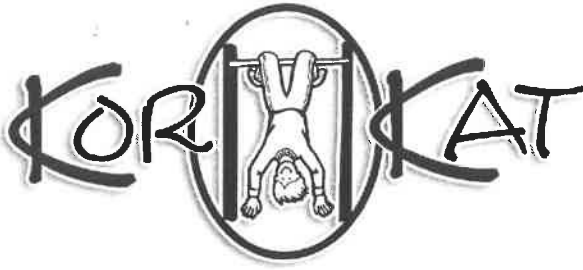
Product Weight (lbs):	1129
Assembly:	Installation & assembly required
Accommodates:	10 - 15 children
Elevated Events:	4' vine climber, 4' slide, window panel
Finish:	Frame: powder-coat Deck: plastisol-coated
Ground-Level Events:	Bass/bongo drums & rain wheel
Includes:	Ground spike surface mount
Length:	13' L
Material:	Heavy-duty roto-molded & blow-molded components 13 gauge galvanized steel tube frame
Other Info:	Meets ADA guidelines Compliant w/ ASTM & CSPC
Overall Width:	14' W
Recommended Ages:	2 - 5 years
Number of Events:	5
Use Zone:	26' 4" L x 24' 5" W
Warranty:	Upright posts: 10-year Metal parts: 5-year Plastic parts: 3-year Hardware & climber: 1-year

Options

Playset Color:

- Natural
- Playful

Item	SKU#	Description	Qty.	List	% Off	Price Per Item (including options)	Total Price
①	UTP-UPLAY-001	<u>South Fork Play System</u> Options: ☛ Playset - Playful (+ \$0.00)	1			\$9,519.99	\$9,519.99



Lanier Plans, Inc. dba KorKat
 221 Cable Industrial Way
 Carrollton, GA 30117
 770-214-9322

Estimate

Date Estimate #
 2/14/2024 53148

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Watson Realty Corp.
 4516-1 NW 23rd Ave.
 Gainesville, FL. 32606

Ship To

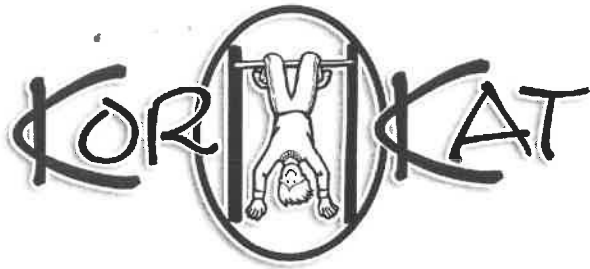
Rosemount-Mile Run HOA
 6200 NW 35th Terrace
 Gainesville, FL 32605

Project or PO #				Rep
				MP
Item	Description	Qty	Cost	Total
PS3-34024-1	PLAYGROUND STRUCTURE - 5-12 UNIT	1	26,382.00	26,382.00T
T6UL	6FT. TABLE, 2 ATTACHED 6FT. SEATS, ROUNDED CORNERS, 3/4" #9 EXPANDED METAL, TWO 2 3/8" LEGS, PORTABLE	2	1,116.00	2,232.00T
	SUBTOTAL			28,614.00
ENGINEERED DRAWINGS	ENGINEERED DRAWINGS WITH CALCULATIONS	1	1,025.00	1,025.00
INSTALL-PLAYGROUND	INSTALL-PLAYGROUND AND AMENITIES	1	8,585.00	8,585.00
EPDM	EPDM AS FOLLOWS: TOTAL SQUARE FOOTAGE @ 1,081 CRITICAL FALL HEIGHT @ 8' RUBBER TO BE A TOTAL HEIGHT OF 3 1/2" SBR BASE @ 3" EPDM CAP @ 1/2" SUB-BASE OF EXISTING CONCRETE.	1	16,684.00	16,684.00
EPDM	EPDM AS FOLLOWS: TOTAL SQUARE FOOTAGE @ 491 CRITICAL FALL HEIGHT @ 0' RUBBER TO BE A TOTAL HEIGHT OF 1/2" EPDM CAP @ 1/2" SUB-BASE OF EXISTING CONCRETE.	1	4,747.00	4,747.00
REMOVAL	REMOVAL AND DISPOSAL OF EXISTING STRUCTURE AND SURFACING.	1	4,800.00	4,800.00
FREIGHT	SHIPPING & HANDLING	1	2,328.00	2,328.00

Prices quoted are good for 15 days and are subject to total purchase except for shipping which is subject to market changes. Installation price assumes normal soil conditions and does not include rock excavation, unforeseen conditions, or replacement of bad soil conditions. Any additional work will be priced prior to the continuation of installation.

Please note that a 50% deposit is due at the time of order with any estimate that includes installation. Payment of 100% is due at the time of order for all equipment purchases without installation.

Phone #	Fax #	E-mail	Total
770-214-9322	770-214-9323	JeraW@KorKat.com	Signature



Lanier Plans, Inc. dba KorKat
 221 Cable Industrial Way
 Carrollton, GA 30117
 770-214-9322

Estimate

Date Estimate #
 2/14/2024 53148

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Watson Realty Corp.
 4516-1 NW 23rd Ave.
 Gainesville, FL. 32606

Ship To

Rosemount-Mile Run HOA
 6200 NW 35th Terrace
 Gainesville, FL 32605

Project or PO #				Rep
				MP
Item	Description	Qty	Cost	Total
	NOTE: PERMITTING IS NOT INCLUDED IN THIS ESTIMATE. NOTE: SPOILS TO BE DISPOSED OF ONSITE.			
	KORKAT CONTACT CRAIG POTTER (912) 665-8923 CraigP@KorKat.com Total sales tax calculated by AvaTax		1,893.19	1,893.19
NOTE EPDM	PRICE INCLUDES RUBBER, BINDER AND INSTALLATION OF. ALL EPDM IS 50/50 COLOR BLEND WITH BLACK UNLESS NOTED. SOLID COLORS OR MULTIPLE COLORS WILL HAVE AN ADDITIONAL CHARGE APPLIED. PRICE ASSUMES FREE AND EASY ACCESS TO SITE (LIMITED ACCESS, RESTRICTED HOURS, ETC. ARE EXTRA). PRICE DOES NOT INCLUDE SURVEYING, PERMITS, INSPECTIONS OR LICENSES. PRICE DOES NOT INCLUDE DEMOLITION, SITE PREP, SOIL TESTING OR GRADING. PRICE DOES NOT INCLUDE DRAINAGE SYSTEMS, STONE WORK OR CONCRETE WORK PRICE DOES NOT INCLUDE TEMPORARY FENCING OR		0.00	0.00

Prices quoted are good for 15 days and are subject to total purchase except for shipping which is subject to market changes. Installation price assumes normal soil conditions and does not include rock excavation, unforeseen conditions, or replacement of bad soil conditions. Any additional work will be priced prior to the continuation of installation.

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770-214-9322	770-214-9323	JeraW@KorKat.com	Signature



Lanier Plans, Inc. dba KorKat
 221 Cable Industrial Way
 Carrollton, GA 30117
 770-214-9322

Estimate

Date Estimate #
 2/14/2024 53148

PLAYGROUNDS & SITE AMENITIES

Name & Address for Bill To:

Watson Realty Corp.
 4516-1 NW 23rd Ave.
 Gainesville, FL. 32606

Ship To

Rosemount-Mile Run HOA
 6200 NW 35th Terrace
 Gainesville, FL 32605

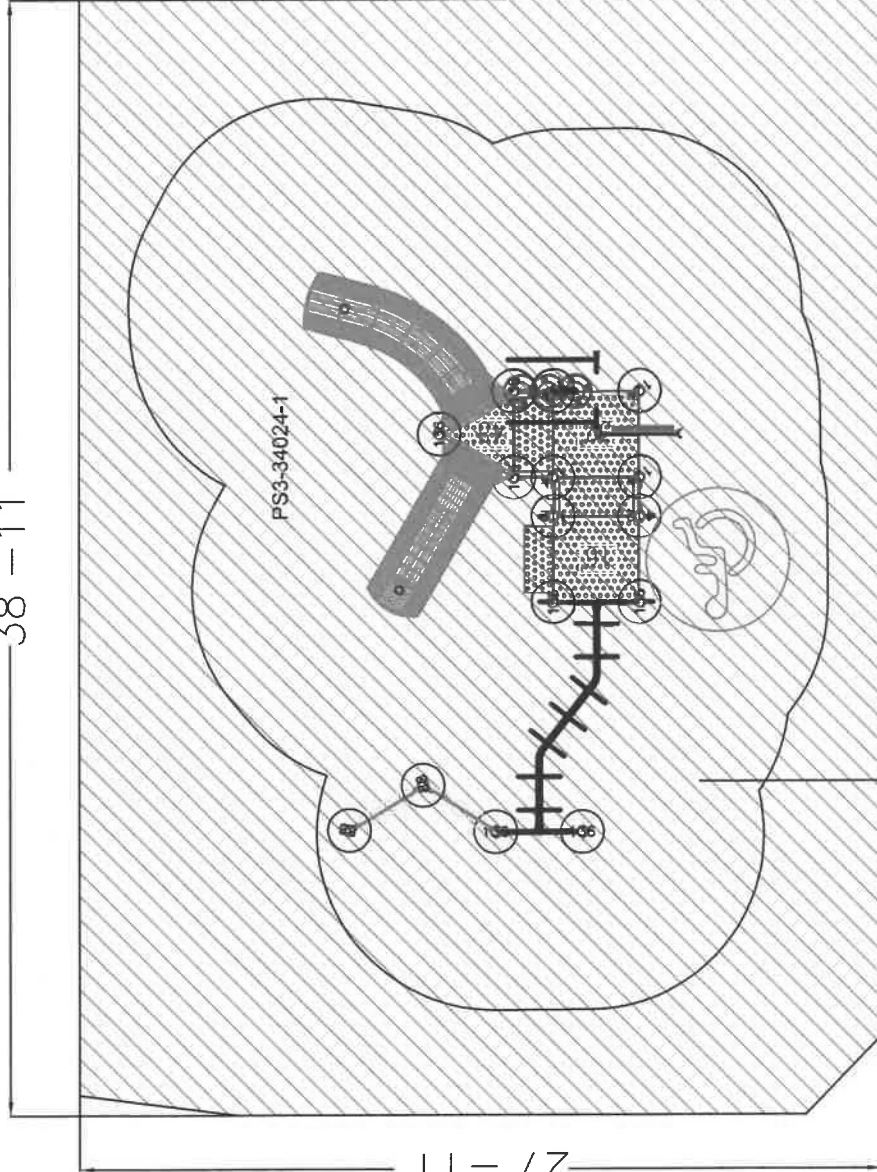
Project or PO #				Rep
				MP
Item	Description	Qty	Cost	Total
	<p>SECURITY. ALL FOOTERS FOR EQUIPMENT MUST BE COMPLETELY FILLED AND COMPACTED. *IF STONE WORK IS INCLUDED IN SCOPE OF WORK THE ALLOWANCE IS SET AT 4 INCHES OF STONE, ANY ADDITIONAL STONE WILL HAVE ADDITIONAL CHARGES APPLIED. SITE CONDITIONS MUST BE WITHIN 2% OF GRADE FOR STONE OR CONCRETE WORK. SITE MUST CONSIST OF LEVEL COMPACTED SURFACE.</p> <p>ESTIMATE WILL REFLECT A SEPARATE LINE ITEM WITH A PRICE FOR ANY ITEMS THAT ARE IN ADDITION TO ITEMS NOT INCLUDED IN STANDARD PRICING.</p> <p>ANY AREA OVER 1200 SQUARE FEET WILL RESULT IN A VISIBLE SEAM IN THE SURFACING. IF SUB-BASE IS EXISTING; WARRANTY ON RUBBER IS IN EFFECT BUT WILL NOT COVER DEPRESSIONS, CRACKS, OR ANYTHING ELSE THAT SHORTENS THE LIFE OF THE RUBBER DUE TO EXISTING SUB BASE FAILURE.</p>			

Prices quoted are good for 15 days and are subject to total purchase except for shipping which is subject to market changes. Installation price assumes normal soil conditions and does not include rock excavation, unforeseen conditions, or replacement of bad soil conditions. Any additional work will be priced prior to the continuation of installation.

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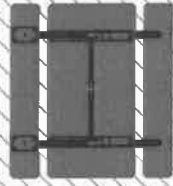
Phone #	Fax #	E-mail	Total
770-214-9322	770-214-9323	JeraW@KorKat.com	Signature

38'-11"

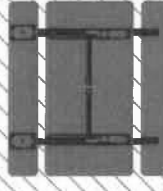


23'-1"

6' Portable Picnic Table



6' Portable Picnic Table



21'-6"

Amenities Area:
 Cap Only
 491 SF
 87' Perimeter
 0' FH

Playground Area:
 1,081 SF
 132' Perimeter
 8' FH

Notes:

Project Name: Rosemount - Mile Run HOA	Surfacing: EPDM
Site Plan: SP-61591	Area: Varies
Date: 02-14-2024	Fall Height: Varies
Drawn by: Jera Wein	Timbers:
	Perimeter: Varies
	Scale:

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