

Association Management
101 S Courtenay Parkway
Merritt Island, FL 32952
321-783-5000
Fax: 321-868-1090



Furnished Properties
101 S Courtenay Parkway
Merritt Island, FL 32952
321-783-5000
Fax: 321-868-1090



Property Management
101 S Courtney Parkway
Merritt Island, FL 32952
321-783-5000
Fax: 321-868-1090



So. Property Management
828 Malabar Rd, SE
Palm Bay, FL 32907
321-723-7800
Fax: 321-394-5678



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***Serving All of
Brevard County!***

SUMMER PLACE CONDOMINIUM ASSOCIATION OF BREVARD, INC

December 8, 2021

RE: 2022 Approved Budget

Dear Homeowner,

This is your formal notification that at the Summer Place Condominium Association Budget/Board Meeting, held December 1, 2021, the 2022 Proposed Budget was approved. Effective January 1, 2022, the assessment will increase to \$225.00 per month per unit. Please find enclosed a copy of the 2022 Approved Budget and copy of the Meeting Minutes for your records. You will be receiving your 2022 coupon book shortly from Sunrise Bank.

Sincerely,

Diane Whittington

Diane Whittington
Licensed Community Association Manager



SUMMER PLACE CONDOMINIUM ASSOCIATION OF BREVARD, INC.

C/O Showcase Property Management

MEMBERS BUDGET MEETING MINUTES

December 1, 2021

Brian Cetinski – President

John Metras – Secretary

Richard Peterson - Treasurer

BOARD MEETING AGENDA

1. Call to Order & Board Quorum Established

The meeting was called to order at 11:26am by Diane Whittington. Quorum was established with Brian Cetinski, John Metras and Richard “Dick” Peterson in attendance with Diane Whittington, LCAM, from Showcase Property Management

2. Proof of Meeting Notice

Meeting notice was mailed and posted in accordance with the bylaws of the Association and Florida Chapter 718, Condominium Act

3. Review & Approve April 2, 2021 Meeting Minutes

Dick Peterson made a motion to approve the minutes as written. Brian Cetinski seconded the motion. **MSC**

4. Financial Review

a. Review & Approve December 2020 through October 2021 Financial Reports

Brian Cetinski made a motion to approve the December 2020 through September 2021 Financial Reports. John Metras seconded the motion. **MSC**

b. Review & Approve 2022 Proposed Budget

Brian Cetinski made a motion to approve the budget at \$225.00 per month. This is fully funded. Dick Peterson seconded the motion. **MSC**

5. New Business

a. Spectrum Internet Upgrade

We were approached by Spectrum to upgrade internet for Association for \$5/month. Brian and John voted no and Dick voted yes. Vote was not approved and Diane will notify Spectrum

b. Gutter Cleaning

The Board would like **Diane to obtain 3 bids for cleaning of gutters*

6. Open Discussion

N/A

7. Adjournment

With nothing further to discuss, Diane Whittington made a motion to adjourn the meeting at 11:46am. Brian Cetinski seconded the motion. **MSC**

Twelve Month Budget

Saturday, January 1, 2022

2022 Approved Budget @ \$225.00 per Unit

Summer Place Condominium Cash Budget Year Starts January 1, 2022

	Jan 2022	Feb 2022	Mar 2022	Apr 2022	May 2022	Jun 2022	Jul 2022	Aug 2022	Sep 2022	Oct 2022	Nov 2022	Dec 2022	Total
INCOME													
Income													
Monthly Dues	33,764.08	33,764.08	33,764.08	33,764.08	33,764.08	33,764.09	33,764.08	33,764.08	33,764.09	33,764.08	33,764.09	33,764.08	405,169.00
Total Income	33,764.08	33,764.08	33,764.08	33,764.08	33,764.08	33,764.09	33,764.08	33,764.08	33,764.09	33,764.08	33,764.09	33,764.08	405,169.00
EXPENSES													
Administrative													
Accounting & Legal Fees	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	800.00	9,600.00
Bank Service Charge	4.00	4.00	4.00	4.00	4.01	3.99	4.00	4.00	4.01	3.99	4.01	3.99	48.00
Camera Surveillance	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	150.00	1,800.00
Corporate Annual Report	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	56.00	672.00
Fire Inspections	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	68.00	816.00
Licensing Fees	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	30.00	360.00
Management Fees	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	2,888.00	34,656.00
Office/Postage/Website	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	195.00	2,340.00
Outside Security	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	266.00	3,192.00
Property Insurance	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	10,250.00	123,000.00
Transfer to Reserves	9,382.08	9,382.08	9,382.08	9,382.08	9,382.08	9,382.09	9,382.09	9,382.08	9,382.08	9,382.09	9,382.08	9,382.09	112,585.00
Website	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	217.00	2,604.00
Total Administrative	24,306.08	24,306.08	24,306.08	24,306.08	24,306.09	24,306.08	24,306.09	24,306.08	24,306.09	24,306.08	24,306.09	24,306.08	291,673.00
Utilities													
BrightHouse	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	166.00	1,992.00
Electric	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	700.00	8,400.00
Trash Collection	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	300.00	3,600.00
Water	181.00	181.00	181.00	181.00	181.00	181.00	181.00	181.00	181.00	181.00	181.00	181.00	2,172.00
Total Utilities	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	1,347.00	16,164.00
Maintenance													
Aquatic Management	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	110.00	1,320.00
Fire Extinguisher	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00
Irrigation System Maint.	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	600.00	7,200.00
Lawn Pest Control	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	145.00	1,740.00
Lawn Service	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	2,300.00	27,600.00
Maintenance Man - Payroll	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	1,850.00	22,200.00
Mice Tools/Golf Cart Mice	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	167.00	2,004.00
Mulch & Landscape Maint	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	500.00	6,000.00
Pest Control building	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	292.00	3,504.00
Pool Repairs	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	125.00	1,500.00
Pool Contract	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	400.00	4,800.00
Repairs & Maintenance	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	625.00	7,500.00
Tree Trimming	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	830.00	9,960.00
Total Maintenance	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	8,111.00	97,332.00
TOTAL EXPENSES	33,764.08	33,764.08	33,764.08	33,764.08	33,764.09	33,764.08	33,764.09	33,764.08	33,764.09	33,764.08	33,764.09	33,764.08	405,169.00

Twelve Month Budget

Saturday, January 1, 2022

NET INCOME (LOSS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
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