



Hello Alys Beach Homeowner,

We hope you are well!

On January 23rd, at a Special Meeting of the Members of the Alys Beach Neighborhood Association, a 30% quorum was achieved and the majority voting, either in person or by proxy, rejected the 2023 Budget that had previously been approved by the ABNA Board. In accordance with the 10-day requirement outlined in the Book of Operating Principles, a new budget was created, submitted and approved by the Board on February 2nd. This new budget is provided at the link below and was approved in an effort to establish a balanced budget that reflects an annual general assessment that Homeowners are comfortable paying, which was determined to be \$9,370/year.

[2023 ABNA New Budget](#)

As a result of the varying feedback we have received from Owners, regarding the budget and other important issues, we have formed a committee of homeowners and intend to work with the committee to address these budgetary and other issues. We feel confident that by working with this committee, we can affect the operation throughout the year in ways which will benefit all members.

Committee Members:

- Joe Calvin
- Kent Clothier
- Chris Gordon
- Becky Hurley
- Victoria Lee
- Ricky Novak
- Jim Rode
- Christiana Zouzias

The approved budget reflects additional income from an increased rental activity fee charged to renters and a reduction of several expense items. Detail for these items has been provided at the link below.

[2023 ABNA New Budget Variances](#)

In particular, we note that the new budget excludes from the services provided by the ABNA roof pressure washing and single-family residence trash service. These services

were initiated many years ago, may not be sustainable in the future and are elective services provided by the ABNA rather than a required service to maintain or operate common areas and amenities. Additionally, as has been discussed with several condo owners in the last few months, condo owners who are also paying general assessments to the ABNA are not receiving the benefit of these services. As such, it seems improper to continue to consider these expenses as general expenses funded through the collection of general assessments unless we can extend the residential trash service to each condo in a manner that each owner can agree is fair and equitable. If this is achieved, the costs to the ABNA to extend the trash service to condos would increase.

We plan to work with the committee on how best to address these two matters moving forward, and they will be the subject of discussion during the first meeting of the committee, to be held on Wednesday, February 8th.

Description of Services:

· **Roof Pressure Washing:** Jake Burch, of Southern Shine Power Wash, pressure washes the roofs of the single-family homes. He performs the service on a rotating basis and typically cleans each roof, once per year.

· **Residential Trash Service:** AB Maintenance removes the trash cans from the trash enclosure spaces of the single-family homes and brings the cans to the street where they can be picked up by Waste Management. This occurs twice weekly. The cans are then returned to the trash enclosures following disposal by Waste Management.

Our priority of maintaining a first-class community remains primary and we feel confident that we can continue to offer these services to those owners who desire to receive the services from the ABNA. If the ABNA continues to provide these services, Individual Parcel Assessments would apply. Additionally, we feel confident that we can rely on the monitoring currently in place which allows us to notify any homeowner who may not be in compliance with the requirements outlined in the Book of Operating Principles which requires all Owners to maintain their property in a clean, attractive and safe manner. Lastly, and most importantly, we will allow for an appropriate transition period so that we can be sure every Owner has the opportunity to identify an alternate service provider or to elect to receive these services through the ABNA.

We are pleased to have an approved budget in place and to have formed the committee described above. We are committed to addressing all Owners' concerns and to the sustained first-class quality and character of Alys Beach.

Thank You,

Tess Howard
President, Alys Beach Neighborhood Association

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