

BORDEAUX VILLAGE III NEWSLETTER
NOVEMBER 2020
ANNUAL BUDGET SPECIAL EDITION

Greetings, Bordeaux Village III homeowners!

Our budget adoption meeting is almost upon us. The meeting for the 2021 budget will be held at the offices of our property management firm Ameri-Tech Community Management. You have the option to attend in person, or by telephone, or by live interactive teleconference.

You should already have received a budget meeting packet from Ameri-Tech in the mail. In the packet you have a meeting proxy form, the proposed 2021 budget, and the reserve budget for years 2021 through 2045. If you did not receive this packet, contact Ameri-Tech and request one.

The proposed budget and the pooling report may be viewed on the association website [here](#).

WHAT YOU NEED TO DO

Review the proposed budget for 2021. Make note of any budget-related questions you want to discuss with the Board of Directors at the meeting. Decide yes or no on the question of whether to waive the requirement for a 2020 financial report.

Schedule the meeting date and time on your calendar if you plan to attend the meeting.

If you cannot attend the meeting, complete your voting proxy form and return it to the association by fax or mail, per instructions on the proxy form.

Join the meeting in person, via Zoom teleconference, or telephone and let your voice be heard!

Date and time: Monday, November 16, 2020 at 6:30 PM

Location: Ameri-Tech Community Management, Inc.
24701 US Highway 19 North, Suite 102
Clearwater, FL 33763

[Zoom Teleconference](#)

Meeting ID: 914 3576 8740
Meeting passcode: 111620
Join by phone: (646) 876-9923

2021 MONTHLY MAINTENANCE FEE

Our monthly association maintenance fee will increase from our current \$445 per month to \$461 per month as of January 2021. We strive to keep the maintenance fee as low as possible while continuing to maintain the condition and appearance of our community. The rate increase is driven by insurance rate increases. Fortunately, these increases are somewhat offset by a \$2,100 balance in our 2020 budget as a result of the city having delayed its water and sewer rate hikes.

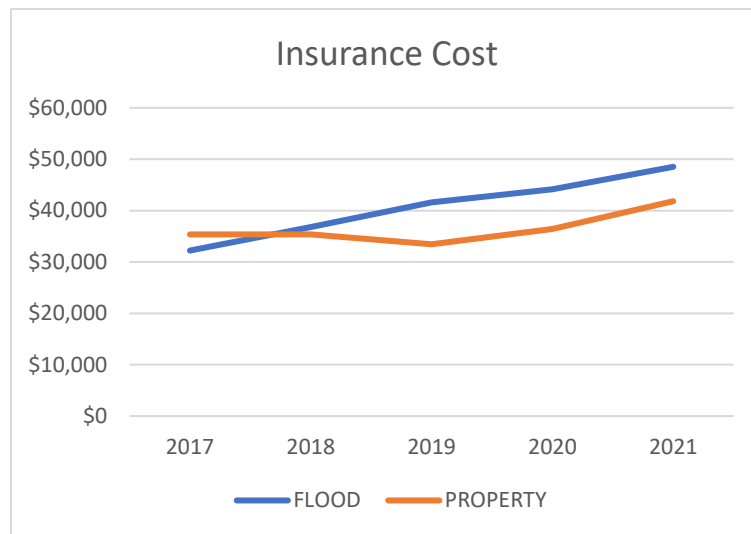
Flood Insurance

Flood insurance rates are set by the federal government and have increased 10% each year for three years.

Property Insurance

Property insurance rates are set by the market and are predicted to rise 10-20% for 2021. Our insurance broker advises a 15% increase for the association.

YEAR	FLOOD	PROPERTY
2017	\$32,229	\$35,399
2018	\$36,800	\$35,345
2019	\$41,596	\$33,446
2020	\$44,137	\$36,443
2021	\$48,522	\$41,824



2021 RESERVES OUTLOOK

The association reserve pooling report for 2021 through 2045 lists the maintenance items planned for the community, with the schedule, predicted cost, and budget balance for each item through these years. A large project is targeted for 2023, item 'LAKE AND BANK': We must replace and extend the lake retention wall. As you are most likely aware, the existing wooden wall is not serving its purpose and the lake bank has eroded away from and under the wall, allowing loss of land. The loss of land near our buildings puts our buildings at risk of structural issues. Engineering studies have shown that in addition to replacing the wall, we must also extend it along the P building to preserve the land and our homes.

OTHER COMMUNITY NEWS

Website Update!

Ameri-Tech and the Board of Directors worked together to update the look and feel of our community website. View it [here](#).

Trash Courtesy

No, don't take that literally, please! Courtesy is good and much appreciated, keep it up!

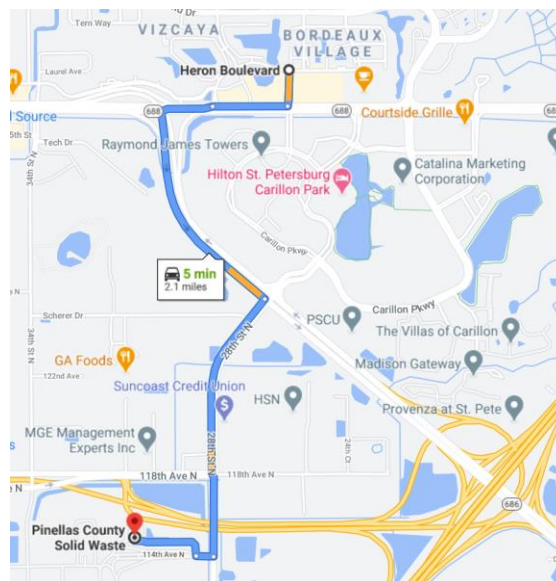
There have been several incidents in the past few months where large amounts of household remodeling materials, un-flattened cardboard boxes, furniture, and other large items were placed in or around our trash dumpster. The dumpster is emptied only twice per week, and the waste management firm is responsible only for emptying the dumpster and not for removing trash from the surrounding area. In these 'overflow' events, either the association must pay extra for a special cleanup or we residents must do the cleanup ourselves.

We are fortunate that our community is very near and convenient to the county landfill. We can easily take large items, electronics, and recyclables to the landfill as needed. According to our friend Google, we are 5 minutes away from this option.

Let's all be considerate of our neighbors when we dispose of trash.

- Flatten all boxes. COVID has vastly increased the amount of home deliveries, and the number of boxes that go to trash!
- Take large items and construction material to the landfill.

<http://www.pinellascounty.org/solidwaste/>



Failing seawall behind building N. Note large gap between bottom of wall and surface of water.



Unprotected lakeshore eroding into pond.



Bordeaux Village III Association

Joe Scavetta, President
David Grofic, Treasurer

managed by Ameri-Tech (727) 726-8000

Teresa Kelly, Vice President
Sharon Baugher, Secretary

Failing seawall behind building N, as viewed from building N.

