



Sorrento Cay Homeowners Association

2021 Annual Membership Meeting

The annual meeting is not being held this year because of COVID-19 issues. This letter is serving to update membership on the status of the HOA and information that is usually covered in the annual meeting.

The Board is currently made up of the following members and these positions are posted on the Web site as well.

President: Bill Watercutter

Secretary: Richard Sheehan

Treasurer: Lou Pertz

We wanted to say a special thank you to Debbie Gates, Gerry Andrews and Heather Johnson who have served on the board over the past year. With these positions being voluntary it is important that we can keep people who can actively support our HOA. We have been fortunate to have this voluntary board over the years that has kept our HOA dues and expenses low and we have not had to contract with a management company to oversee our needs to meet our obligations from the state and county. If any of you can or have an interest in serving, please contact a board member.

We also wanted to welcome two new owners, since the last time we have met.

Ron and Debra Broadway at 208 Tortuga Dr. (Vacant Lot Now)

Edward Jones and Karen Inman at 2402 Palmetto

Please contact any of us, if we can help in any way to assist with your transition to Sorrento Cay.

We again have updated the member directory on the website (<http://sorrentocay.com/index.html>) for these changes. We ask that all members review this listing for correct contact information both email and phone numbers. Please contact a board member with any updates that are needed. This information is used for our billing and contact

info. This is in a non-public section with the password being (Havana) for those that may have forgotten it.

The finance summary is included below for 2019, 2020,2021 along with anticipated income and current value of our accounts. Our maintenance fees are paid bi-yearly and due on April 15 and October 15. Each payment is \$190.00 per lot for a total of \$380.00 per year. We would ask that owners paying annually (which is preferred) do this for the April payment. This helps in reducing our time and expense in collections and avoids discussions of late payments and additional follow-up work by board members.

Ongoing maintenance is a continual topic of discussion both for the common areas (sidewalk to street) and the canals, ponds shorelines and the inlets and outlets in our watershed system that we as association members are required to maintain by the Southwest Water Management District. **Maintaining an environment to limit erosion, minimize debris and contaminants entering the water system and maintain water flow control of entering and exiting the system along with water quality for all the wildlife that this system supports** are all things needed done by each homeowner living in this community. Working through pond issues throughout the year takes up, by far, most of the Board's time. It also is a continual cost that we incur as association members, both in dues and assessments. We ask all members to do their part on each of the properties to take steps in each of these areas as follows.

Limit Erosion:

1. **Make sure rain runoff from downspouts are run into the canals or ponds fully to the water to eliminate shoreline erosion.**
2. **Rain runoff from roofs not having spouting is deferred in some way by plantings or solid material to slow water flow and minimize erosion into the system.**

Minimize Debris and Contaminants:

1. **Not using chemicals or fertilizers that will run or leach into the system.**
2. **Picking up and disposing all pet droppings anywhere throughout all areas.**
3. **Limit the overgrowth of plants over the water that will drop material into it increasing sediment buildup, cutting back vegetation regularly, and trimming trees, regularly cleaning of debris that has fallen into the water both in canals and shoreline. This also includes ditches and grassy areas.**
4. **Removing material in the water and sediment around canal inlets and outlets.**
5. **Regular Trimming of vegetation and trees off the shorelines of the lots is also expected as normal maintenance to keep our community looking well kept.**

Doing these normal maintenance items will improve the overall storm water system and create a more appealing environment both for the wildlife and our association members and maintain and improve our property values. Board members have been working with lot owners and

management companies that support some of the rental property to address some of these issues as well. We have also tried to keep the signage clean and visible to maintain a good appearance for our community. We have also notice that some of the paint on the mailboxes is deteriorating and would suggest getting (Flat Black Rustoleum paint spray) to touch up these areas. This is a voluntary effort on your part, if you need assistance in this, for \$15.00 we will do this, please contact a board member.

As part of this ongoing maintenance, we are now looking to address the needs we have on some of the canals that serve as connections between the three ponds and the associated inlets and outlets below are pictures of each.

Sugarloaf North





Sugarloaf South

Tortuga North



Tortuga South



Islamorada North



Some work has already been done on these areas. We are looking to contract the general clean up of these canals to improve waterflow and any issue with the inlets and outlets. This work would be done prior to our required 3-year inspection on the water shed system. Preliminary discussion with the contractor indicates that we will need to plan for an assessment of approximately \$100.00 to \$125.00 per lot to complete this work.

The pond maintenance continues to spray monthly for invasive plant species and control the lily pads on the south pond, per their contract. In several areas this is not done, because of high vegetation growth which makes them inaccessible for maintenance to occur, thus the need for the cleanup.

We appreciate everyone efforts in doing their part as we work together to have a beautiful community to live in.

Sincerely,

SCHOA Board President

Bill Watercutter



SCHOA Expense Items	2019	2020	2021	Description
	Jan. thru Dec.	Jan. thru Dec.	Jan. thru Dec.	
Landscaping	\$ 9,000.00	\$ 9,400.00	\$ 9,400.00	Mowing and Trimming service for common areas
Pond Maintenance	\$ 2,100.00	\$ 2,300.00	\$ 5,300.00	Contract with Pond Company for monthly spraying and inspection.
Florida Power and Light (FPL)	\$ 4,200.00	\$ 4,404.00	\$ 4,404.00	Contract work for services
Sorrento Cay Web Site	\$ 180.00	\$ 180.00	\$ 180.00	Electric for street lights.
P.O. BOX 753	\$ 80.00	\$ 80.00	\$ 80.00	Hosting Services Cost for site
Florida State Corp.	\$ 62.00	\$ 62.00	\$ 62.00	Postal Services Box
Liability Insurance	\$ 1,100.00	\$ 544.00	\$ 544.00	State Charges for HOA
SCHOA Annual Meeting	\$ 100.00	\$ 100.00	\$ -	Corp. Insurance , charges reduced for same coverage my switching policy.
Accountant Fees	\$ 100.00	\$ 100.00	\$ 100.00	Rental and Food Cost (No meeting in 2020, COVID-19)
Lien Filings		\$ 150.00	\$ 150.00	Tax Return charges
Miscellaneous Office Supplies		\$ 75.00	\$ 75.00	Liens filed for non-payment
Expense Sub Total	\$ 16,922.00	\$ 17,395.00	\$ 20,295.00	Postage, Paper, Ink
Anticipated Revenue from Dues		\$ 17,480.00		
Current Assets SCHOA		\$ 16,455.00		380.00 x 46 LOTS