



TREETOP VILLAGE CONDOMINIUM ASSOCIATION **2023 YEAR IN REVIEW**

Greetings Treetoppers!

Once again, another year has come and gone and we were spared the wrath of hurricanes. No major flooding issues or damage to property due to storms. As stated many times, we are safely tucked into the protective surroundings of the Environmentally Endangered Land (EEL) and the Maritime Hammock....North, South and West boundaries, and Marks Landing protects our Eastern side. Our large oaks help protect us too!

We continue to maintain our website at: www.treetopvillagecondo.com. Please refer to it for all information regarding our condominium documents, policies, procedures, and rules and regulations; member's information such as phone numbers, emails and alternate addresses; newsletters, meetings and minutes; finances; insurance documents; architectural change requests, landscaping policies and requests, rental policies and requests, RV and Golf Cart Waivers, and much, much more.

Password remains: **Paradise** (case sensitive) when using the **Member's Only** page.

Highlights from 2023:

New Membership Updates:

Building 3, Unit 6255, John and Jocelyn Donlan

Treetop welcomes the new owners!!

Insurance:

Property and Flood Insurance continued with "Insurance Company of America" (IOA). Policies are on the Treetop Website. The Master Insurance Policy continued with Citizen's Insurance since all other policies were \$120K plus. The policy increased from 2023-2024 to \$87,609.93 annually. This includes the finance charge of the loan.

This cost does not include the Flood Insurance which is due in April. We do not have the cost increases for that plan as yet. And we have been told to expect another increase in 2024. We paid \$10,657.00 last year and budgeted \$12,575 for 2024. The policy was through Hartford.

Our "mandatory" 3-year property inspection (for insurance purposes) is due this year (2024). Last time it cost us a raise in insurance premiums and the need to do a special assessment. This is a Florida Condominium statute so we can't get around it! Property inspection was done by "Worthy and Company".

Wind Mitigation "mandatory" 5-year assessment due this year. Last one was done with "Honor Services" for \$925.00. Quote for this year is \$1,500.00. Again, this is a Florida Condominium statute.

Maintenance:

- All buildings and railings have completed painting in 2023 by **Aloha Painting**.
- Flat roof & gutters were cleaned of debris and drains flushed every 4 months by **Island Breeze**, Barry Dugan.
- Lattice is being repaired or replaced as needed, by **APM** crew.
- Cosmetic maintenance is ongoing with **APM** maintenance crew or other contractors, as needed. Many smaller repairs have been done by several Treetop owners at a reduced cost or for “free”. Thanks to all of you who give their time and effort to keep Treetop in good shape and help reduce costs!

Reserve studies are not required but strongly suggested. The last one we had done was in 2018 with Global Solution Partners for \$2,450.00. The result of the Reserve Study guidelines would most likely increase the amount of money needed in each of the categories in the Reserves, which would necessitate either a raise in dues or a special assessment. The total 2023 expenditure for maintenance was \$7,994.04 (excluding building painting which was included in the Special Assessment).

This included the cost for walkway repairs, roof repairs/cleaning, plumbing repairs, entry fence, building painting (special assessment) and small item repairs and general maintenance done by the APM crew.

Roofs:

Minor repairs by Barfield and Island Breezes continue as needed. Roof and gutters are cleaned every 4 months by Island Breezes, Barry Dugan.

Roofs were inspected by Barfield and minor repairs done. At the same time, all roof AC conduits were painted and sealed (Association cost), and insulation repairs on AC conduits were done on several units (Homeowner’s expense).

Lawn Care/Lawn Maintenance:

Melbourne Lawn and Landscaping continues with our lawn maintenance. Weekly service from May-October and biweekly from November through April. They seems to be doing a good job. If you see any problems, please let Mary Jane know.

Monthly contract:

\$900.00

Annual cost:

\$10,800.00

**** We still need to have invasive, overgrown areas removed, especially around the edges of the buildings.**

Brevard Waste Management collects lawn waste/branches/leaves on Wednesday mornings. Please put lawn waste in containers (leaves and small brush) or piles no bigger than **2-foot-high X 4 feet long** for pick up. Put it near your unit in an area not blocking traffic or parking and where the workers can easily see it, normally near where you put out your garbage containers. This expense is included in your Brevard County property taxes.

****Larger piles need to be placed on the west parking area behind building 6, away from trees so that the claw truck can maneuver away from tree limbs. **Brevard Waste Management** needs to be called to have large piles picked up. Any questions, please let me know.**

Pool:

Weekly pool maintenance continues with **Brevard Pools**, once weekly, usually early on Thursdays morning. Mat, our service guy, is great! We installed a new heat pump and automatic chlorinator in January 2023 as our old heat pump was passed it’s prime. Everything seems to be working fine!

Monthly Contract \$260.00

RV/Boat and Watercraft Storage:

We have protocols for using the storage area. RV's, boats and watercraft (dinghies, kayaks, canoes, etc.) must be registered and waivers filled out for anyone using the storage area for risk assessment and accountability. We have limited space and want to accommodate as many owners as possible.

One boat or RV per owner.

Items not registered or accounted for may be removed.

Golf Carts:

We have rules (parking) and protocols for golf carts including registration and waivers for accountability.

Grounds Exterminator:

We continue to use **Stark Exterminators** for our **Annual Termite Contract**. This is necessary since all our structures are wood.

Annual Contract for 2023 was \$2,414.00.

****We no longer have monthly spraying for pests, outside or inside.**

Tree Trimming:

Oak trees were trimmed by Melbourne Landscaping in April for \$2,000.00.

Wastewater Treatment Facility:

Our WWTF operator Mike Kelley (**Kelley Company**) passed away in January. He maintained our plant for over 20 years. We contracted with Accurate Utilities since they are familiar with our community and manage the South Brevard Water Coop, our water utility. Accurate also manages the WWTF at Sterling House across from us on A1A.

The WWTF has been our biggest challenge in 2023 and will continue to be a challenge in 2024. Many upgrades and repairs were needed to bring our plant up to Florida Department of Environmental Protection (FDEP) standards. We have our 5-year permit due in 2024 and there are many new requirements that require us to spend big bucks to bring us into compliance. Mark Cadenhead, Engineer, is currently working on our 5-year "mandatory" WWTF permit. Approximate cost of \$2,000.00 if all goes well (already paid an \$875.00 down payment). Permit from FDEP is \$600.00.

One of the problems that we have been addressing is our drainage field. We have a 7,000 sf drainage field that has not been maintained as far as brush removal/mowing. It is to the south of the plant and, like the plant, inside the EEL. Years ago the drainage field was fenced in by the EEL management but had not been accessed for years. The operating plant is inside a locked chain link fence. We are currently evaluating and doing the necessary maintenance required by the FDEP. The property consists of 1.2 acres.

Be cautious and mindful of what you put down the drains! Once treated, it leaches out and eventually makes its way to the lagoon! Waste leakage into the Indian River is the precipitator of the stringent FDEP new rules, requirements and policies. Also, we can't afford a blockage!!! Kitchen garbage disposals should only be used for soft food waste, no paper products, bones, or non-degrading items! Use baking soda followed by white vinegar and boiled water once a month for clearing drains. Works well in sinks and tubs.....NOT toilets!!

Cost: Between the Reserves and the Operating accounts, we spent \$26,220.68 in operating and upgrades/repairs for our WWTF in 2023!!

Property Management:

Advanced Property Management continues as our management company. Remember to call them with any problems, concerns or maintenance requests. **See information on our website.** Expect an increase in 2023. Monthly Contract \$495.00

2023 Total Administrative cost \$7,206.01

Costs included management, administrative, accounting, mailings, maintenance etc.

Board Meetings/Membership Meetings:

We had 6 Meetings in 2023:

1 Board Meeting, the Annual Meeting in March, the Budget Meeting in November, 2 Board and Membership Meetings, and 1 Special Board Meeting. All Members are always invited to call in to any meeting

Committees:

Want to volunteer for one of our committees. You do not have to be a permanent resident to be on a committee. We are always looking for people who are interested in our community and would like to participate in decisions and projects. The Board members need to do their jobs and could use your help with other projects at Treetop.

Our current committees are:

Welcoming Committee

Compliance Committee

Landscaping Committee

Architectural Review Committee

Pool Committee

Board Membership:

We are also required to have five (5) Board Members. Please think about being on the board in some capacity. It is not that difficult and does not take too much time or effort to play an important role in governing Treetop. You do not have to be a full-time resident. Talk to one of the Board Members and they can fill you in on the responsibilities and requirements. Give the present Board members a break!! See attached Board positions.

Board Positions:

President

Vice President

Secretary

Treasurer

At-Large

Special Notes:

- We are continuing to improve the landscaping at Treetop. The goal is to incorporate as many Florida Native Plants, shrubs and flowers as possible. The focus should be on attracting more native butterflies, caterpillars, bees, birds and other pollinators to our community and using less water. These natural species are rapidly declining in numbers largely due to negative human interaction. Pesticides, fertilizers, invasive plants and trees, and loss of land and food sources are among the causes of decline. Dog poop is also adding to the poor environment. It carries bacteria and attracts rats, mice and vermin and it can make other pets sick.

- The goals for Treetop include **NO** pesticide use, conserving water, removing invasive and exotic plants, planting native species and supporting wildlife on our property. Plus, once established, appropriate Florida native plants typically require less maintenance. Is this a sustainable goal?? We think so.
- If you are interested in sprucing up your area, let the board know so we can help educate and advise you on the types of landscaping you can do considering shade/sun, soil and other conditions. Also, we are looking for folks to be on the Landscaping Committee. If you are interested, let a board member know. *****Remember**, the landscaping is on **Common Property**, so approval is required for any planting projects you want to do. Planting Florida Natives will more than likely be approved if it is planted correctly. The Board can always remove any invasive or destructive plants on common property. **If you plant it, you must maintain it.**
- *****Some Treetop Members are continuing to make changes to the common areas without Board approval. A rule of thumb is anything outside of your unit is community property and subject to requests for alterations and approval of the Board. Plantings and decorations need prior approval.**
- **Please keep your garbage containers within your screened-in porch area.** They are your containers, and you own them. No one else should have to look at them. Put them out Tuesday and Friday night and bring them back in on Wednesday and Saturday. These are the rules! Suggestions for “hiding” them on your porch include storage bins, privacy screens or place in your storage closet. Please be respectful of your neighbors.
- *****Please keep all bikes, toys, carriages and other items off the common areas when not actively being used. Personal items need to be stored on your covered porch or within your unit.**
- Please ensure that all vehicles in the parking lot and all boats, RV’s/trailers and watercrafts in the RV/Boat storage area are registered and current, as applies, and in good repair. All recreational items in the RV yard must have a completed Registration and Storage Waiver. Items left unused, unusable and/or in poor condition, or not registered with Treetop, need to be removed from the storage area. We have limited space available for the enjoyment of all.

HAVE A HAPPY AND HEALTHY NEW YEAR. LOOKING FORWARD TO EVERYONE’S WINTER VISITS. REACH OUT TO YOUR FELLOW TREETOPPERS AND SAY HELLO! WE SHOULD ALL GET TO KNOW EACH OTHER! IF YOU NEED HELP...ASK. STAY SAFE!

**Terry Bachmann, TTVCA President
For the Board
Ken Steinberg-VP
Carlene Brown-Secretary
Mary Jane Patterson-Treasurer
Jeff Hill-At Large**