

Community Update - 01042023
Notice to Owners at LHCA:

As stated at the LHCA Board meeting on December 20, 2022, the board is planning to vote on a one-time assessment of either \$500.00 or \$750.00 which will be due on March 1, 2023. We encourage owners to attend the January 17, 2023 meeting at 4pm in which one of the agenda items will be the vote on the amount of the assessment as previously stated.

As you may know, the board has fiduciary responsibility to collect assessments to maintain, care for, and preserve the condominium property. More details on assessment collections are located in your governing documents in various sections.

The items of particular focus for the assessment at this time include but are not limited to:

- Higher costs and inflation, and
- Increase in expenses, and
- New necessary expenses, and
- To adequately fund our capital reserve funds as required under FL Statutes in 2023, and
- To provide a positive working budget in 2023, and
- To allow LHCA to maintain, replace, and/or upgrade our major assets.

If you didn't have the opportunity to attend the last board meeting, you can access the recording on the LH website. Should you have questions regarding the assessment, please email the lhoffice.

Best Regards,
Jill Harrison, LHCA President