

Plantation Lakes Condo Association Newsletter - -August, 2019

PLCA Financial Picture (1/19-8/19)	
Category	Amount
Expenses	
Administrative (postage, printing, etc.)	\$2,124.28
Bank Fees (charged back to owner)	\$272.96
CAT tax	\$226.72
Legal Fees (Kaman & Cusimano)	\$10,896.50
Management Services (The Bray Company)	\$16,000.00
Maintenance (roof repairs, potholes, water leaks, garage doors, light and/or photocell replacement)	\$21,434.52
Bulk trash pickup from community (not in trash cans)	\$2,342.60
Utilities (lights on property; lights on buildings, water/ sewer)	\$25,931.53
Insurance (State Farm)	\$49,086.64
Security (off duty police/ police cruiser usage - 3 x's / week)	\$21,326.00
Snow Removal	\$20,048.76
Pool Costs (Cols. Pool Mgmt; phone; repairs, pool locking)	\$12,346.36
Landscaping (grass, trees, etc.) (EMI; ash trees; tree removal)	\$23,804.49
Community Service (May dumpster)	\$1,050.00
Subtotal	\$206,891.36
Capital Expenses (Capital Contracting Services; Still Electric)	\$48,873.89
Money Moved to Reserves 2019 (above amount used to pay capital expenditures)	\$8,375.26

CONTACT INFORMATION

The Bray Company:

Matt Kennedy

mkennedy@brayco.org or by calling

Office Phone 614-839-3900 (ext. #25)

No other number(s) called will be returned

.....Website

Plantationlakescondoscbus.com

Board of Managers has raised the violation amount from \$25 per incident to \$50 per incident to help deter violations of the rules. If you need a copy of the rules and regulations, please contact Matt Kennedy.

ONGOING ISSUES

- **Trash cans being left out. Trash day changes the week after Labor Day. Owners will be fined for trash cans left out after 11:00 pm on trash day (Rules pg 9-F-1)**
- **Operating a business on the property (lawn care, auto repair [RULES PG 7-10 WITH THE EXCEPTION OF SHORT-TERM EMERGENCY WORK NO "AUTO" REPAIR WORK IS PERMITTED ON VEHICLES IN THE GARAGE OR PARKING LOTS], child care, for examples) See Rules & Regulations pg 11 "Sales & Commercial Activity. These infractions of rules and regulations could go to our legal team if continued for appropriate action.**
- **Gardens around condos must be kept weeded. Bushes must be trimmed so they do not grow into siding or gutters. Town house responsible for 3 feet around their front door. RANCHES responsible for garden all the way around the ranch. Fines will be levied on owners. Investment owners will be fined for each property not in compliance. [SEE RULES PAGE 12 "LANDSCAPING"]**
- **Dogs need to be leashed at all times and walked with responsible individual. NO DOGS CAN run loose. If tied outside a condo they must be monitored outside the condo. It is not acceptable for a dog to be left on a balcony unless owner is sitting on balcony with dog.**

**Humane society may be contacted if this occurs. [SEE
RULES BEGINNING ON PAGE 9 – G PETS]**