



Bay Springs HOA

2025 Annual Meeting



November 18, 2025



Agenda

1. 2025 Accomplishments & Recap
2. 2025 Home Sales Recap
3. Architecture Review Board (ARB) Recap
4. 2026 Budget
5. Board of Directors Election
6. Open Forum

2025

Board of Directors

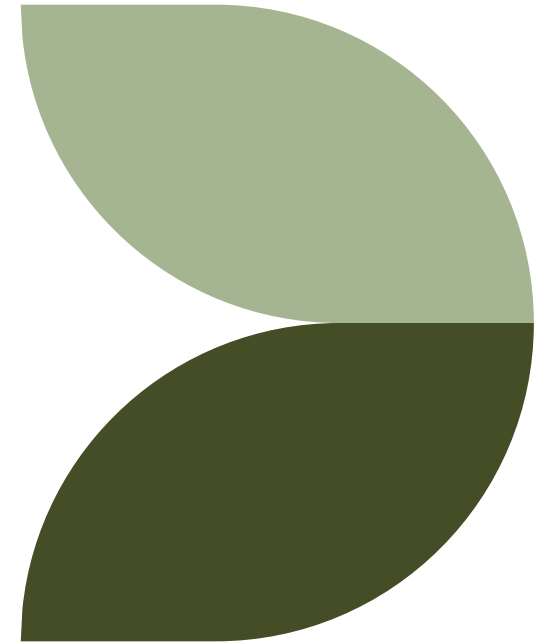
Mike Cox, President

Sam Champion, Board Member

Mike Ollendorff, Board Member

Mary Bloodgood, Treasurer

Lois Cox, Secretary



2025 Accomplishments

- 95% collections for Annual Dues (may be an all-time high!)
- Repaired Fawn Ridge backflow auto damage
- Repaired Lake Marsha entrance irrigation pipes
- Replaced Cameras at entrances
- Repainted sign posts throughout neighborhood
- Repainted house numbers at curb in front of each home
- Installed 25 MPH signs on Lake Marsha Dr.
- Relandscaped Conroy entrance
- Pressure washed Conroy entrance bench
- Trimmed tree canopy (Orange County)
- Implemented fully online Architecture Review Board (ARB) approval form process
- Revised ARB rules in accordance with requirements of covenants and FL House Bill 919
- Board members completed certifications (new requirement)



2025 Home Sales Recap

7

**Homes Sold
thru October**

2024:
4 Homes Sold

\$526k

Avg Sales Price

2023:
\$460k avg



Architecture Review Board (ARB)

279

**Violations Cited
thru October**

2024: 169 Violation Notices
2023: 202 Violation Notices
2021: 584 Violation Notices

22

**ARB Change Requests Submitted
thru October**

2024: 30 ARB submissions



2026 Annual Dues

\$165

No change from 2025

**Annual dues were \$150 from 2005-2023*

2024: Increased to \$157.50

2025: Increased to \$165

Annual Expenses 2026 Projection

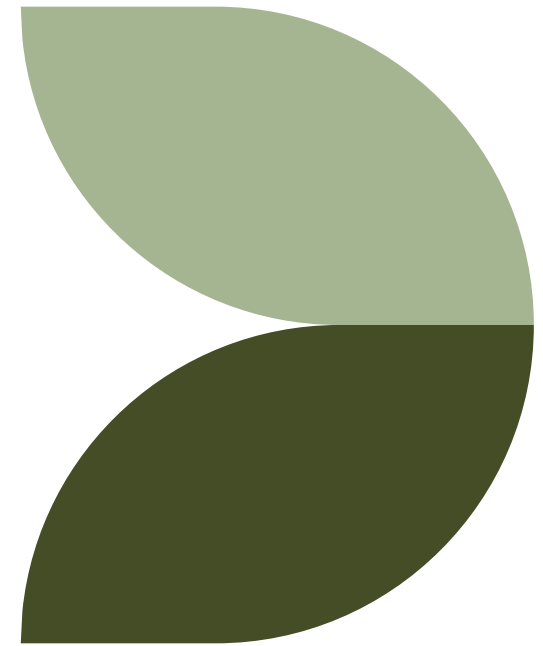
Total Revenue	\$36,000
Operating Expenses	31,360
Long-term Facilities Plan	<u>1,400</u>
Total Expenses	\$32,760
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Net Change	<u>\$3,240</u>

Long-term Facilities Plan (LFP)

Item	Category	Freq (Yrs)	2026	2027	2028
Paint House Numbers on Curb	Safety	4-5			\$3,500
Paint Signposts	Safety	8			
Replace / Update Entrance Landscaping	Landscaping	3		2,000	
Replace Signs (Signs only, not posts)	Safety	8			
Purchase new holiday decorations	Landscaping	4		1,000	
Paint / Repair Lake Marsha Walls	General Upkeep	5			3,500
Paper Shredding Event	General Upkeep	2	600		600
Hurricane Clean-up	General Upkeep	1	800	800	800
Total			\$1,400	\$3,800	\$8,400

Board of Directors Annual Election

Insufficient ballots received;
current board will remain in place



Open Forum

2026 Annual Dues

Invoices will be sent in January | Payment Options:

- PayPal & Zelle: bayspringshoa@gmail.com
- Check mailed to: Bay Springs HOA PO Box 2611
Windermere, Florida 34786-2611

Appendix

Long-term Facilities Plan (LFP)

- To effectively manage cash reserves and plan for the future, we will create and forecast a **Long-Term Facilities Plan**
- Items will include infrequent, but required, expenses related to **safety, landscaping** and other **repairs/maintenance**

EXAMPLES

- Repaint House #s on Curbs
- Paint Signposts
- Repair / Replace Irrigation
- Replace Entrance Signage
- Recurring and Major Wall Maintenance
- Tree Trimming
- TBD Add'l Items

2026 Budget

DRAFT

Bay Springs HOA	<u>Budget</u>
	<u>2026</u>
Projected Income	\$36,000
Expenses	
Water	\$ 900
Electric	2,000
Landscaping / Mowing	9,000
Irrigation Maintenance	800
Pest Control	900
Insurance	4,300
Accounting	3,000
ARB (Southwest Property Management)	6,000
ARB (Violation Notices)	800
Attorney Fees	1,000
Postage	350
Post Office Box	170
Office Supplies / Printing	800
Website	300
General Meeting	250
Resident Gifts	200
Annual Report	65
Tax Return	200
Entrance Cameras	325
Subtotal Operating Expenses	\$ 31,360
Facilities Maintenance (LFP)	1,400
Total Annual Expenses	\$ 32,760