

Long Point Property Owners Association (LPPOA)
2024-2025 Annual Assessment with Community Updates - March 20, 2024

Annual Assessment

There is **no increase** in the amount of the Annual Assessment for 2024-25. We noticed an uptick of late quarterly dues payments this past year, so we are going to transition to a *one-time annual payment or monthly payments* of the Annual Assessment instead of quarterly payments.

Annual Assessment payments are due by April 30, 2024 and should be paid in the amount of \$1,940 for homes and \$970 for undeveloped lots as a one-time payment or set up ACH recurring monthly payments in the Sentry portal or via bill pay. The finance fee for monthly payments will be waived this first year as we make this transition from quarterly to annual or monthly payments. In addition to the list of ways to pay, you can deliver a check made out to LPPOA to the gatehouse. Sentry collects from the gatehouse once per week.

*The 2024-2025 Budget was based on our expenditures last year and expected increases in costs this year as well as the 2024 Reserve Study.

Community Updates:

1. **Board Members** - There are seven current Board of Directors for LPPOA: Holly Adams, President, Chris Lane, Vice President, Brett Wagner, Secretary, Karl Stephens, Treasurer, Janet Bradham, Brittany Campbell, and Shel Brennan. These are your neighbors who volunteer their time to do what is in the best interest of the neighborhood. The Board of Directors votes on the officer positions after the annual meeting. In January, our Treasurer, John Middleton, resigned, so per the By-laws, the Board voted to add Karl Stephens to complete the last 6 months of John's term. Karl has served in the past as President as well as Treasurer.
2. **Board positions** - There will be FOUR open Long Point POA Board positions for the 2024-26 term. According to the By-laws, LPPOA members vote Board members to two-year terms at the annual meeting, and no one can serve more than 4 consecutive years. We are especially in need of people with a financial background for our treasurer position, civil engineers or construction management for upcoming road projects, as well as lawyers for the covenant re-write. ***If you are interested in serving, please send detailed information describing your skills and why you want to serve to longpointpoa@gmail.com no later than April 30.*** The Directors are very active in projects and basic neighborhood activities. The management company, Sentry, processes all incoming and outgoing payments, handles resident concerns, processes ARB requests, performs weekly visits for covenant violations enforcement as well as maintenance issues in the neighborhood.
3. **Budget/Reserve Study** – We had a new reserve study completed last month. Our current reserves are in great shape. We currently have over \$1,400,000 in reserves. As we deal with aging facilities, we must be prepared for the high costs of repairs, especially road repaving and curbing. Lyman Hall was quoted a few years ago at approximately \$500,000 to repave, not including any curb repair/replacement. The reserve study is a useful document to review our common areas and determine how much money we should maintain in our reserves and help guide this Board and future Boards when determining budgets.
4. **Gate Contractor Fees** – **As we move to a cashless gatehouse, starting June 1, 2024, the gate attendants will no longer collect cash gate fees from individual contractors coming to resident's homes.** The residents can pay for an annual contractor pass at \$125 or can bring a check for the daily fee to the gate or the gate attendant will add the gate fee to their account. Residents can make payments to their account via the Sentry portal.
5. **Website for our neighborhood** – Our new website has been up and running for a year. Most of the LPPOA forms can be filled out online, including car registration, pavilion rental, pool waivers, etc. The website has an online concern form to submit requests for mailbox repairs or to notify Sentry and the Board about community concerns or needs. Most community documents are on the website as well as a community calendar. There is a members-only area for items such as the budget, meeting minutes, draft covenants, etc. www.longpointpoa.org

6. **County Traffic Light at Entrance** – They are waiting on the concrete to cure after setting the posts across Johnny Mercer. They should have the construction completed in mid-April. The contractor informed us that there will be a camera angled at our entrance to help time the light for us to exit, so if ten cars vs. one car lined up to exit, our green light will be timed accordingly. The community landscaper will be working to make repairs to irrigation at the front entrance. Once the irrigation is repaired, landscaping at the front entrance and along Woodline will be completed. The front sign needs to be refreshed/repared, so look for improvements at our entrance once construction is complete.

7. **Pool Opening and lifeguard hours** - The pool will be open for swimming starting **April 1**. No one under the age of 18 can swim without an adult present unless a lifeguard is present. We will have lifeguards beginning weekends in May, then daily starting Memorial Day. Lifeguard hours are going to be M-Th 3-8pm, F, S, Sun from 12-8. The baby pool hasn't been functioning since the last part of the summer. A new pump was installed last week to repair it. It has also had major leaks under the base in the past. One option the Board would like to receive community input on is the addition of a water feature in the baby pool, like a waterfall or spray feature. We have received quotes ranging from \$18,000-\$27,000 to renovate the plaster and tiling as well as add a water feature.

Mark your calendars: The Annual LPPOA Meeting will be Thursday, June 6 at 6PM at the Pool Pavilion.

Sunday, March 31 at 5PM is the LPPOA Social Committee's egg hunt at the pool area.

Covenants Rewrite Update:

A small team of four community members is almost complete with the next DRAFT documents for the entire association to be able to review and comment on. We will be sharing updated drafts of:

- Amended and Restated Covenants, • By-Laws, • Rules and Regulations.

Here are the highlights of the proposed changes in the current draft version of revised covenants:

1. Streamline and shorten the covenants from the current 172 pages to about 50.
2. Allow personal, non-commercial pickup trucks to be parked in driveways.
3. Cap the LPPOA Board's ability to raise annual dues at 10% instead of the current 25%.
4. In short, the goal of the covenant revision project is to make things **clearer, simpler, and more transparent** to homeowners. The goal is **not** to introduce a bunch of new rules or make this a more restrictive neighborhood to live in. Thanks to everyone who has contributed ideas thus far and aided in the process of revision. The updated drafts will be available for your review in the members-only section of the website.

Once the latest drafts are circulated, feedback will be requested. Open meetings for residents to discuss and provide additional input will be held this Spring. Once we feel we have a set of covenants that are ready for the community vote (75% approval required to pass), we can work toward passing these updated covenants.

Please reach out for any issues, longpointpoa@gmail.com or file any concern/need on the new website, www.longpointpoa.org.

Sincerely,
Your Volunteer Long Point Board of Directors

LONG POINT PROPERTY OWNERS ASSOCIATION, INC

4/1/2024 - 3/31/2025 BUDGET

\$1,940 Due Annually on 4/1 OR Divided Monthly

COA	Description	Projected 24-25 Budget
4000	INCOME	
4001	OPERATING INCOME	
4020	ASSESSMENTS	680,940.00
4060	LATE CHARGES	0.00
4100	INTEREST - OPERATING	40,000.00
4133	DOCK SLIP FEES	30,000.00
4180	CLUBHOUSE USAGE FEES	1,950.00
4190	POOL KEY FEES	300.00
4191	TRANSMITTER RFIDs - Guests	1,500.00
4194	CONTRACTOR DECALS	34,700.00
4291	ARB FEE	300.00
4310	ARBORIST FEES	750.00
4340	INTEREST - RESERVES	2,018.00
4350	INTEREST ALLOC TO RESERVES	-2,018.00
4400	RENTAL INCOME - LIFE GUARDS	200.00
4969	ALLOWANCE FOR DOUBTFUL ACCOUNTS	-25,000.00
4980	TOTAL INCOME	765,640.00
4990	EXPENSES	
5000	BUILDING MAINTENANCE	
5010	BUILDING MAINTENANCE	1,000.00
5799		1,000.00
6000	GROUNDS MAINTENANCE	
6040	CONTRACTED LAWN SERVICE	54,300.00
6041	GROUNDS MAINTENANCE	4,000.00
6064	PINE STRAW/PLANTS	40,000.00
6083	EXTERMINATION	2,196.00
6120	IRRIGATION MAINTENANCE & REPAIR	4,000.00
6140	WATER - IRRIGATION	20,000.00
6161	MISCELLANEOUS REPAIRS	500.00
6231	PRESSURE WASHING	3,200.00
6240	TREE TRIM & REMOVAL	10,000.00
6302	STREET MAINTENANCE	1,500.00
6321	DRAINAGE	1,500.00
6340	LAKE/WATERWAY MAINTENANCE	2,100.00
6342	CONTROL ALGAE @ LAKES	900.00
6361	LIGHTING MAINTENANCE	3,500.00
6381	MAILBOX REPAIR	4,000.00
6437	GATE ELECTRIC	3,600.00
6510	DOCK EXPENSE	2,500.00
6550	SIGNS	6,000.00
6573	FOUNTAIN ELECTRIC	3,000.00
6599		166,796.00
6600	GATE MAINTENANCE	
6605	GATE ACCESS DECALS	2,500.00
6610	GATE MAINTENANCE CONTRACT	10,000.00
6611	GATE ATTENDANT	197,599.00

6613	GATE SUPPLIES	1,000.00
6620	GATE TELEPHONE	3,000.00
6699		214,099.00
7000	POOL/CLUBHOUSE EXPENSE	
7040	CONTRACTED POOL SERVICE	38,180.00
7045	POOL REPAIR	5,000.00
7060	CHEMICALS & SUPPLIES	4,500.00
7080	POOL EQUIPMENT REPAIR	3,500.00
7100	ELECTRIC POWER	8,343.00
7161	JANITORIAL SERVICE	7,634.00
7162	JANITORIAL SUPPLIES	300.00
7259	MISCELLANEOUS REPAIRS/SUPPLIES	1,500.00
7262	WIFI/CABLE/PHONE	3,791.00
7899		72,748.00
7900	UTILITIES	
7923	STORM WATER DRAINAGE	10,000.00
7999		10,000.00
8000	ADMINISTRATIVE	
8020	MANAGEMENT FEE	46,935.00
8040	POSTAGE	1,870.00
8060	COPIES/PRINTING/SUPPLIES	6,700.00
8061	WEBSITE	3,800.00
8080	CPA SERVICES	12,500.00
8100	LEGAL EXPENSE	12,000.00
8120	INSURANCE - Property	12,552.00
8121	D & O INSURANCE	2,068.00
8127	INSURANCE-LIABILITY	5,286.00
8143	PERMITS/LICENSES	250.00
8170	TAXES - ASSOCIATION PROPERTY	2,470.00
8180	INCOME TAX	13,600.00
8220	ARCHITECTURAL CONTROL	300.00
8222	TREE SURVEY	750.00
8230	BANK CHARGES	600.00
8321	SOCIAL COMMITTEE	4,000.00
8336	ENGINEERING STUDY	1,800.00
8390	FEDERAL/STATE REQUIRED CORPORATE REPORT	100.00
8479		127,581.00
8500	RECREATION	
8520	TENNIS COURT MAINTENANCE	1,500.00
8521	TENNIS COURT EQUIPMENT	100.00
8540	TENNIS COURT ELECTRIC	900.00
8681	MISCELLANEOUS REPAIRS	15,000.00
8799		17,500.00
9000	RESTRICTED TRANSFERS TO RESERVES	
9150	ROADS	20,916.00
9170	TRANSFER TO CAPITAL RESERVES	100,000.00
9192	POOL FURNITURE	10,000.00
9230	LIGHTING/SIGNS	25,000.00
9299		155,916.00
9980	TOTAL EXPENSES	765,640.00
9990	NET GAIN (LOSS)	0.00



Every association member has a secure online account through a PORTAL provided by Sentry Management. In your account(s) on the PORTAL, you can:

- Make online payments
- View your personal account and payment history
- Access association documents like By-Laws, Rules & Regulations, Reports and Forms
- Sign up for emails from your association
- Request a mailing address change
- Request replacement coupons

Go to **My Account** on Sentry’s website (www.sentrymgt.com). Then select **New User Registration**.

SIX EASY WAYS TO PAY



	<p>Auto-Pay: Set up this service to have assessments automatically paid when due*. You may access this service at www.sentrymgt.com, then select "Make A Payment."</p>
	<p>One-Time: One-Time Payments can be made online at www.sentrymgt.com, then select "Make A Payment." If you are new to this service, you may register your account by using your 16-digit account number*.</p>
	<p>By Phone: Our Pay-By-Phone service is available by calling toll-free (844) 550-0336. This service allows you to make a payment with the assistance of a Customer Service Representative*.</p>
	<p>Mail: If you prefer to Pay by Mail, enclose your check along with your payment coupon. Payments can be mailed to our Payment Processing Center at PO Box 30437 Tampa, FL 33630 . Please include your coupon to ensure accurate application. If you cannot find your coupons, you may order replacements online at www.sentrymgt.com.</p>
	<p>Bill Pay: You can send payment using your own bank bill pay service. Your Association needs to be identified as the payee. Please be sure to indicate your 16-digit account number. Send it to our Payment Processing Center at PO Box 30437 Tampa, FL 33630.</p>
	<p>In Person: If you prefer to pay in person, you can visit your local Sentry Management office. To find your nearest office, please visit www.sentrymgt.com. Checks are the only payment method accepted in person.</p>

**Convenience charges may apply for credit/debit transactions and customer service assisted transactions.*





Homeowner Payment Notice

Pay Your Assessments Online

View and pay your balance due online via one-time or automatic recurring payments from your bank account or by credit/debit card.



Scan to Get Started!



Set Up Automatic Payments



View Your Balance Due



Pay by ACH or Credit/Debit Card

Create Your Account

- 1 Visit www.sentrymgt.com, click [Make a Payment](#)
- 2 Select your preferred **Payment Option** (e-check for FREE or credit/debit for a fee)
- 3 **Register** to create your **ClickPay** profile
- 4 **Connect Your Home** using the account number on your coupon/statement
- 5 Set up **Automatic Payments** or click **Pay Now** to make one-time payments

Benefits & Features

- ✓ Pay for **FREE** by e-Check
- ✓ Pay by Credit/Debit Card*
- ✓ Manage Payment History
- ✓ Pay from Your Phone/Tablet

Online Payment Support

For help with your account or setting up payments online, visit **ClickPay's** support center at www.ClickPay.com/Help for access to FAQ's, step-by-step walkthroughs, live chat, email, and phone support.

*Payments by e-check can be made at no cost. Fees apply to payments by credit or debit card. The date a payment is made on ClickPay is not the date it is reflected on your account. Payments by e-check before 9:00PM EST will debit from your bank account and settle the next business day. Payments by debit or credit card can take 3-4 business days to settle.

