

HERITAGE PINES CONDOMINIUM ASSOCIATION, INC.

c/o Sunshine Managed Assn. Network
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Heritage Pines Unit Owners

We are starting the year off with a successful Annual Unit Owners meeting for the Heritage Pines Condominium Association having established a quorum with in-person attendance and by proxy. Thank you for your participation.

At the annual meeting Dominick Lozano and Nate Patton were both elected to serve another two-year term on the condominium board. I would like to introduce the 2023 Heritage Pines elected Board members and the offices they hold:

Carol Rominger - President
Dominick Lozano - Vice President and Treasurer
Nate Patton - Secretary
Paul Spenceley - Director
Steve Schmidt - Director

Carol Rominger the former Vice President has stepped up into the President's position. Our long-time past President Paul Spenceley and his wife have permanently relocated to enjoy life in Crossville Tennessee. We give our heartfelt thanks to Paul for his many years of service and commitment to the community. Paul still remains on the board as a director offering a steady voice and guidance in helping with the leadership transition. Just like strong willed children sometimes we listen and at other times not so much.

Our primary task has been focused on assessing and tackling the damages caused by Hurricane Ian and storms. We are dealing with insurance claims; insurance adjusters; supply and labor shortages and debris clean-up. We are unsure of the total economic impact that these storms will have caused within our community. We are certain that our insurance rates will be increasing but to what extent of an increase is uncertain. We will keep you apprised when we know more.

We cannot be as successful of an association without the cooperation and support of each individual unit owner. We ask your support and cooperation in following the rules and regulations of our community. For those who have rental units, we ask you monitor your property to make sure your tenants are in compliance with these same provisions. A copy of the new rules and regulations will be forwarded as soon as they are completed to offer guidance for yourselves and/or your tenants.

The major goal of the reorganizational plan is to centralize the daily business of the condominium association directed to and through the management company. We know they will provide us with sound financial recordkeeping to help us stay fiscally responsible and they will keep us up to date on changing legal matters. Sunshine Managed Associations Network can be best reached by email at office@smaninc.com or at 941-484-7900.

While things do change other things evolve. While you won't be seeing Paul cruising through and scouring the neighborhood you will be seeing Nate; Dominick; and myself. We are all members of the community and only want to see it thrive. Looking forward to working with you and getting to know you better.

We wish everyone a Happy and Healthy New Year 2023

Sincerely

Carol Rominger as President and for the Heritage Pines Condominium Board