

**FIELDSTREAM NORTH HOMEOWNERS ASSOCIATION, INC.**

**Annual Membership Meeting**

**Tuesday, March 29<sup>th</sup>, 2022 @ 6:00 P.M.**

**FSN HOA Playground/Dog Park**

**10777 Wildlife Pl., Orlando, FL 32825**



**Vic "Buzz" Lovell, President**

**Herman "Spanky" Nieves, Vice President**

**Rosie Nieves, Secretary**

**Betty Rodriguez, Treasurer**

**Corban Young, Facilities**

**Bray Lindsey, Communications**

**Sarah E. Webner, Esq.,  
Corporate Counsel**

**Hunter Caswell, LCAM, Property  
Manager**

**AGENDA**

1. **Certified Quorum & Call to Order:** Time\_\_:\_\_P.M.
2. **Proof of Notice:** USPS to every homeowner/member, dispatched March 11, 2022. Received March 14, 2022
3. **VOTE: Approval of Previous Budget Meeting Minutes** October 14, 2021
  - Motion\_\_\_\_ 2nd\_\_\_\_ **Approve or Deny**\_\_\_\_\_
4. **Treasurer's Report:** Balance Sheet February 2022
5. **Old Business:** Organization of Board of Directors for 2022
6. **VOTE: Accessory Structures, Publication of Previous Declaration**
  - Motion\_\_\_\_ 2nd\_\_\_\_ **Approve or Deny**\_\_\_\_\_
7. **VOTE: Covenant Enforcement, Acceptance of All Fining Committee Recommendations from October 2021 thru March 28, 2022**
  - Motion\_\_\_\_ 2nd\_\_\_\_ **Approve or Deny**\_\_\_\_\_
8. **Open Forum** (Open to Members for Three (3) Minutes)
9. **Guest Presentation** (MMI Development, Fieldstream Village Update/Q&A)
10. **Adjournment Member Session** Motion\_\_\_\_ 2nd\_\_\_\_ Time\_\_:\_\_P.M.

# FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.

## Annual Budget Meeting

Thursday October 14, 2021

Aurora Restaurant @ UCF

Fellowship Dinner to Follow

7:15 PM

### MINUTES



- **Certified Quorum:** Call to Order : Called to order and quorum certified at 7:22 PM  
(Member Quorum **NO** / BOD Quorum **YES**) Yes- Victor, Bray, Herman, Rosie, Betty, and Corban attended
- **Proof of Notice:** Posted, Bulletin Board SEP 29, 2021
- **VOTE:** Approval of Previous Meeting Minutes
  - o Motion \_\_\_\_\_ 2nd \_\_\_\_\_ **Approve or Deny** N/A- NO QUORUM/NO MINUTES
- **Treasurer's Report:** Balance Sheet SEP 2021
- **Old Business:** Ratification, Covenant Enforcement Decisions thru Oct 2021
- **VOTE:** President seeking approval of all Covenant Enforcement (Fining Committee) recommendations from all of history until OCT 2021 excluding May 11, 2021, incident involving 10887 Flycast Cr., Nicholas Carpenter
  - o Motion Betty 2nd Herman **Approve or Deny** Approve
- **VOTE:** President seeking approval to discontinue any further action regarding the dog bite / rules violation from May 11, 2021, despite the recommendation from Covenant Enforcement to pursue amenity suspension against the animals involved. President deems any further process against the member, their family or their pets as unwarranted.
  - o Motion Herman 2nd Rosie **Approve or Deny** Approve
- **New Business:**
  - Presidents Updates
    - o Covenant Enforcement / Fining Committee
    - o Fieldstream Village Committee
    - o Contributions / Donations Committee
    - o Pet Registry Committee
    - o Safety & Security Committee
    - o Wildlife Committee
    - o Clothing Drive Committee
    - o Family Photo Committee
    - o Contest Committee
    - o Smiles Committee
    - o Communications Director: Branding Update
    - o Facilities Director: Damage / Veterans Day / Banners / Flags
    - o Corona Virus Update
    - o 2022 Community Gathering (Food trucks, Electronics, Batteries & Old Paint)
    - o 2022 Proposed Budget
  - **VOTE:** Treasurer seeking approval to adopt proposed 2022 Budget as presented and to garner acceptance of the balanced budget in 2022
    - o Motion Herman 2nd Bray **Approve or Deny** Approve
- **Adjournment Member Session**
  - o Motion Rosie 2nd Herman **Approve or Deny** Approve
- **Time:** 8:00 PM



## Fieldstream North Homeowners Association Inc.

### Balance Sheet - February 28, 2022

ASSETS		LIABILITIES	
Cash in Bank - Operating	110,101.54	Payables/Prepays	91,589.89
Cash in Bank - Reserves	57,614.47	Reserves (net)	57,614.47
Maintenance Fees Receivable	8,816.15	Equity	38,490.59
Prepaid	10,746.09		
Deposits-Electric	416.70		
<b>TOTAL ASSETS</b>	<b>187,694.95</b>	<b>TOTAL LIABILITIES</b>	<b>187,694.95</b>

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)
<b>TOTAL INCOME</b>	<b>9,168.87</b>	<b>17,548.72</b>	<b>16,976.80</b>	<b>571.92</b>
<b>EXPENSES:</b>				
Grounds	2,421.17	4,962.69	6,042.50	(1,079.81)
Utilities	276.44	474.54	350.00	124.54
Administration	3,699.36	9,280.22	9,712.60	(432.38)
Recreation	0.00	633.65	449.90	183.75
Reserves	210.83	421.70	421.70	0.00
<b>TOTAL EXPENSES</b>	<b>6,607.80</b>	<b>15,772.80</b>	<b>16,976.70</b>	<b>(1,203.90)</b>
<b>SURPLUS/(DEFICIT)</b>	<b>2,561.07</b>	<b>1,775.92</b>	<b>0.10</b>	<b>1,775.82</b>

Operating at a \$1,775.82 surplus

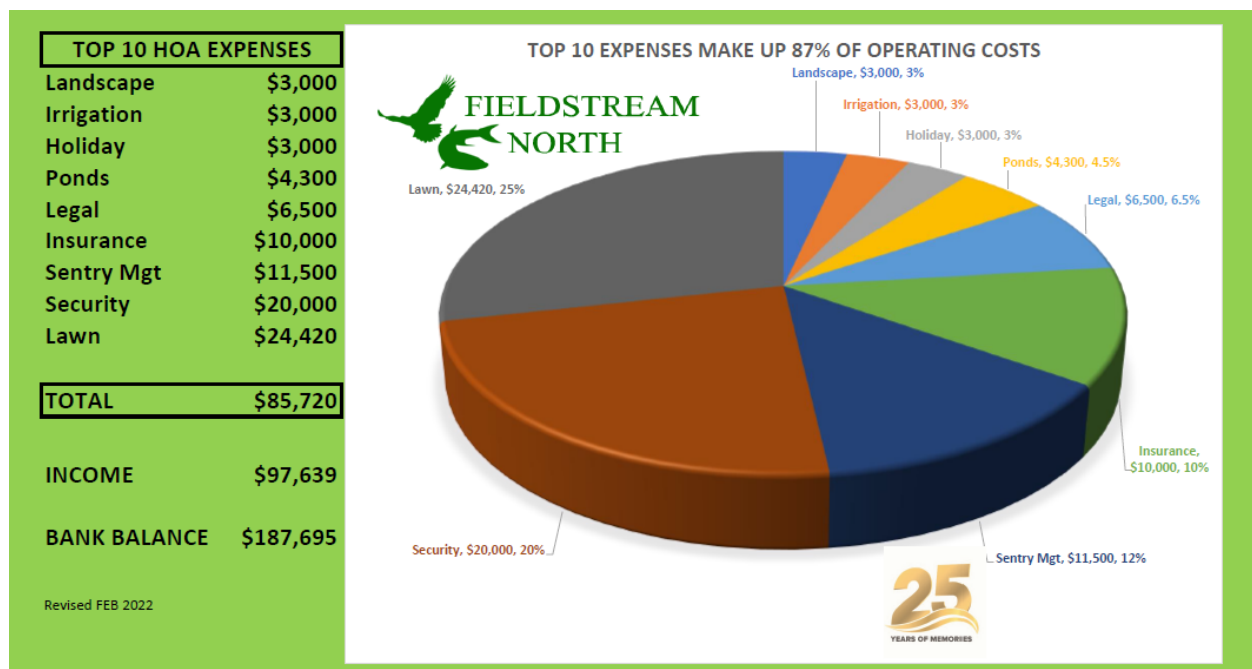


# Fieldstream North Home Owners Association, Inc.

Vic A. Lovell, President  
President@FSNHOA.com

[www.FSNHOA.com](http://www.FSNHOA.com)

## TOP 10 HOA Expenses 2022 Fiscal Year



**Betty Rodriguez, Treasurer**  
**Fieldstream North Homeowners Assoc., Inc.**  
*State of Florida, HOA Board Certified 2015-2022*

*Executive Director, F.A.I.R.  
Fieldstream Area Impartial Residents*

**Professionally Managed by: SENTRY MANAGEMENT**



**c/o Hunter Caswell**  
2180 West SR 434 Suite 5000  
Longwood FL 32779  
407-788-6700 ext 51306  
407-788-7488 fax  
hcaswell@sentrymgt.com

Prepared by and Return to:  
Karen Wonsetler, P.A.  
860 North Orange Ave.  
Suite 135  
Orlando, FL 32801

**NOTICE OF INTENT TO ENFORCE THE USE RESTRICTIONS OF THE  
DECLARATION OF DECLARATION OF COVENANTS, CONDITIONS AND  
RESTRICTIONS FOR FIELDSTREAM NORTH**  
(Non-Amendatory Notice)

The Fieldstream North Homeowners Association, Inc. hereby provides the following notice to all present and to all future owners or prospective purchasers of property located within the Fieldstream North in Orange County, Florida as governed under the Declaration of Covenants, Conditions and Restrictions as recorded in Book 5566, Page 1519, Public Records of Orange County, Florida.

1. All present and future owners, and prospective purchasers, of the Fieldstream North community, are hereby placed on notice that the Declaration of Covenants, Conditions and Restrictions, including the covenants, conditions and restrictions contained therein, as recorded in Book 5566 and Page 1519, Public Records of Orange County, Florida, may be further amended and will be strictly enforced;
2. Past violations of the Declaration of Covenants, Conditions and Restrictions as well as the Rules and Regulations promulgated by the Association may have occurred. Some of these violations may or may not be visible within the community, common area, limited-common area, or otherwise. You should not rely on the presence or perception of these violations as an indication or evidence that a particular provision of the Declarations covenant, condition or restriction has been waived or that the Board of Director's will not authorize legal action to prevent, enjoin, or correct the violation;
3. In particular, the Board of Directors wishes to notice all that the Declaration of Covenants, Conditions and Restrictions as referenced herein contains provisions and restrictions in regards to sheds. These provisions will be strictly enforced. These limitations and restrictions can be found in Article VI of the Declaration referenced above under Section 19 entitled "Accessory Structures."

I HEREBY CERTIFY that this Notice was approved at a duly called and noticed meeting of the Board of Directors of the Fieldstream North Homeowners Association, Inc., on the \_\_\_\_ day of \_\_\_\_\_, 2016.

Fieldstream North Homeowners  
Association, Inc.

By: \_\_\_\_\_  
President of Fieldstream North Homeowners  
Association, Inc.

\_\_\_\_\_  
Witness 1

\_\_\_\_\_  
Witness 2

The foregoing instrument was acknowledged before me on \_\_\_\_ day of \_\_\_\_\_, 2016, \_\_\_\_\_, who is personally known to me, and who did take an oath that the matters contained therein are true and correct.

\_\_\_\_\_  
Print Name:  
Notary Public of the State of Florida

Notary Seal:

# Garbage Collection



It's been nearly 8 years since Orange County began its automated trash collection service. The program has provided a convenient efficient, and environmentally friendly way to quickly collect and dispose of all our garbage and recycling.

Under this program, homeowners use county-issued roll carts for all waste pickups. It's important to know, any other container beyond

that in which the County provides will not be accepted and will not be emptied. If your containers are ever damaged simply call 407-836-6601 for a prompt at-home repair.



## Curbside Collection Schedule

**Garbage: THU**

**Recycling: THU**

**Yard Waste: FRI**

**Large Item: FRI**



## Large Item Pickup

Residents who need to dispose of large items that will not fit in the roll carts can simply place the items out front for pickup most Fridays.

Large items include tires (limit 4), furniture, rear projection TV's, most appliances or mattresses.

Please limit large items to three cubic yards or about one small pickup truckload per household per week.

Large items should be placed at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on your scheduled collection day.

## Uneven/Broken Sidewalk?

Repairs or replacement of your sidewalk area is fast & **FREE** by contacting:

**Orange County  
Public Works**

[Pedsafety@ocfl.net](mailto:Pedsafety@ocfl.net)  
(407) 836-7900

## Roll Carts Need To Be 3 Feet Apart

Place your roll carts at the curb no earlier than 6:00 p.m. the night before and no later than 6:00 a.m. on collection day. Put away emptied carts on the same day.

There should be about

three feet of clearance around each cart placed curbside in order for the trucks to safely use the mechanical arm.

The carts should be placed away from your mailbox, parked cars, and

low-hanging tree limbs.

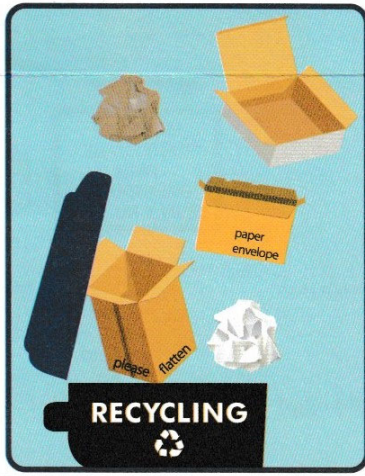
The handles should be facing your house and the arrows on the lid should point toward the street.

It's like social distancing for garbage cans!!!



## ANNUAL MEETING

Gift giving creates a lot of waste. Use the guidance below to determine how to properly dispose of common packaging items.



### Important Recycling Tips

- Cardboard boxes and packing paper must be clean and dry.
- Tape and labels can stay on boxes, but flattening them makes more room in the cart.
- If you are not sure where an item belongs, scan this code with your mobile phone's camera or visit [www.ocfl.net/WhatGoesWhere](http://www.ocfl.net/WhatGoesWhere)



### Questions?

Solid.Waste@ocfl.net | 407-836-6601

**Think 5.** Only put these empty and dry items inside the blue lid recycling cart—loose, not bagged:



Plastic bottles, jugs, & tubs #1 – #5



Metal cans



Glass bottles & jars



Cardboard



Paper



**Did you know???**

**HOA Dues increased only twice in 23 years.**

**If you need assistance with your annual dues please take advantage of our easy payment plans.**

### DROP OFF EMPTY PLASTIC BAGS & WRAPS AT PARTICIPATING STORES



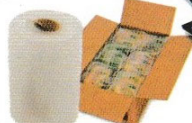
#### BAGS

Retail, Bread, Produce, Food Storage, Newspaper, & Dry Cleaning



#### WRAP

Plastic Packaging for Water Cases, Paper Products, & Household Supplies



#### SHIPPING

Air Pillows, Bubble Wrap, & Plastic Envelopes



**NO PLASTIC BAGS OR WRAPS IN THE RECYCLING CART**



## 32825 Market Report

**Typical Home Value 2022**

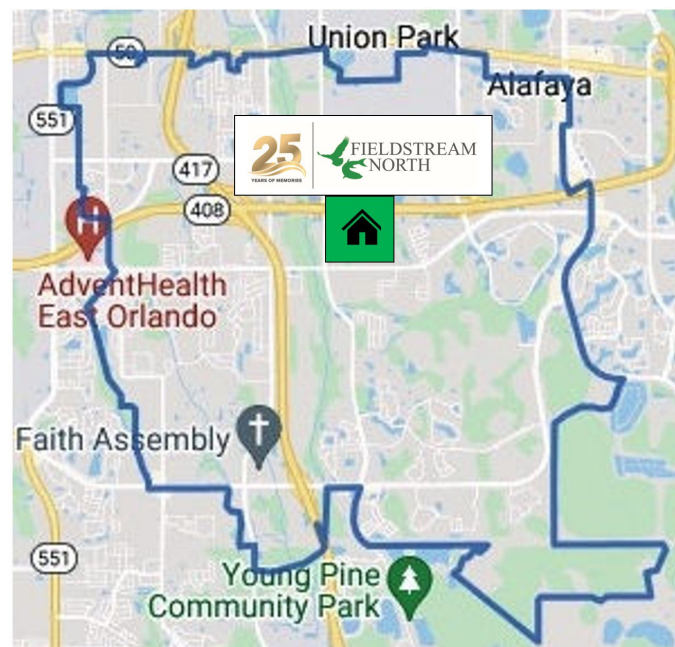
**\$355,304**

**Typical Home Value 2021**

**\$281,187**

**One-Year Forecasted Value**

**22.6% Increase**





# What Members Should Expect From Their HOA ...*Despite* A Global Pandemic

In 2015 there was a change of guard within the HOA and at that time one of the priorities was the formation and adoption of an Emergency Plan for the community of Fieldstream North. This was well received and quickly completed as most of the current Board Directors are either Veteran or Active Duty Law Enforcement Professionals or Veteran or Active Duty Healthcare Workers. The task of creating an Emergency Plan delegated to a group of First Responders was much like asking a room full of teenagers to create a Facebook page for the community. The Emergency Plan considers situations long and short term, from hurricanes, tornadoes and flash flooding to active shooter, sink hole and home fire events. ***Oddly enough, the premise of a worldwide pandemic where members are battling an invisible contagious virus was never considered.***

The Emergency Plan is actually a living document that changes as officials learn best practices from occurrences over the last seven years, (current HOA Board) including but not limited to Hurricanes Matthew, Harvey, Maria and Irma. Research is conducted on areas in which the Board was well prepared and any situations where the Board felt ill-prepared and potentially fell short.

A worldwide pandemic is much the same as a natural disaster in that everyone works together to achieve goals as a community. One obvious difference is the sudden surge of outgoing residents boarding up homes for a long evacuation; replaced with a sudden surge of incoming friends and family converging on Florida from out-of-state, culminating requirements for outsiders to self-quarantine as prescribed by our Governor.

The business of the HOA must continue as regularly as possible since the fiduciary responsibilities of the volunteer Board of Directors never actually cease. The obligation to maintain and enhance property values remains a duty while considering the health and welfare of everyone involved remains the right of the HOA. Items to consider include but are not limited to the delegation of authority and emergency powers, cash flow, accounts receivable, variances of budget to actual, needs versus wants, engaging vendors financially, and deferring projects not previously started. Assessments still need to be paid although reasonable adjustments to the collection process will have an established sunset on any extension periods granted. Homeowners are encouraged to be proactive and establish new or renewed payment plans right away.

# Additional Considerations...



Beyond keeping the business of the HOA continuing, adherence to the Emergency Plan, conformance to the DBPR Emergency Order 2020-04, and considering expenses, receivables, budgets, vendors, collections and the tie-in to health and welfare the HOA is incredibly focused on communications, frequency of updates (even if there are no new updates to report) and total transparency. Members should always have access to the *why* and the *when*. Homeowners should expect external examples that quantify decisions. There should be an expectation of specific timeframes for deployment and an any options for extending the anticipated timelines based on credible information provided by the government and authorities.

- ◇ ***Transparent, Credible and Reliable Director Communications***
- ◇ ***Support by “A” Rated, National Property Management Firm***
- ◇ ***Oversight by Industry Specific Legal Council***
- ◇ ***Consistent Above Average Property Values***
- ◇ ***Commitment of Volunteer Directors***
- ◇ ***Dedication of Volunteer Committeepersons***
- ◇ ***Uncommon and Consistent Low Crime Rate***
- ◇ ***Debt Free and Financially Fluid HOA***
- ◇ ***Enjoyment of a Safe, Clean Neighborhood and Quality of Life***



***...that's what members should expect. Now and always!***

## Official Communications Channel



Hunter Caswell, CAM  
(407) 788-6700 ext. 51306  
HCaswell@SentryMgt.com  
FSNHOA.COM  
Facebook.com/FSNHOA  
Entrance Bulletin Board



**THANK YOU** to our valued and essential vendors, suppliers, distributors and strategic partners who with their proficient work ethic and generous donations have made Fieldstream North one of finest communities East Orlando has to offer.

**WONSETLER & WEBNER, P.A.**

ATTORNEYS AT LAW



**SENTRY**  
management®

COMMUNITY  
ASSOCIATION  
MANAGEMENT

407-509-1712

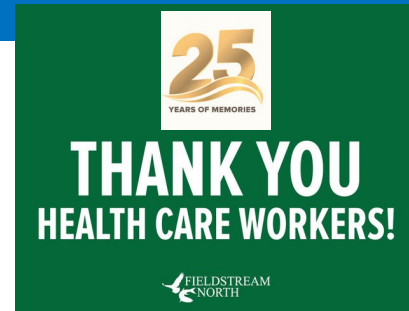


407-639-5555



**MMI**  
DEVELOPMENT

## President's 2022 Message: Light=Hope=Love

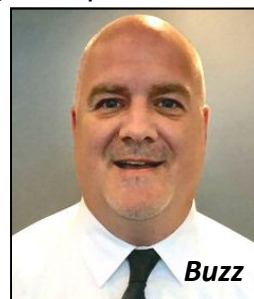


**Delivery Drivers, Sanitation,  
Supply Chain, Food Service  
Professionals, Frontline Workers, First Responders & Teachers...**



**Thank You All!**

My only message is one of Light, Hope & Love. Community pride has never been more prevalent. As we continue to look out for one another in 2022, please take care of yourself, be kind and check on your neighbors.  
**WE SHALL PERSEVERE!**



**Buzz**

