

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.
Annual Membership & Organizational Meeting

Thursday, March 13, 2025 @ 6:00pm
FSN HOA Playground/Dog Park
10777 Wildlife Pl., Orlando, FL 32825



AGENDA

1. **Certified Quorum & Call to Order:** Time__:_pm
2. **Proof of Notice:** Postcard via USPS received Feb. 27, 2025
Pop-up on FSNHOA web site Feb. 27, 2025 – (page 2)
3. **VOTE:** Approval of Previous Budget Meeting Minutes
November 22, 2024 (page 3)

➤ Motion_____ 2nd_____
4. **Treasurer's Report:** Balance Sheet - Top 10 Expenses – Adopted Budget (pages 4 - 7)
5. **Old Business:** Organization of Board of Directors (pages 8 & 9) **NO CHANGES/VOTING**
6. **New Business:** Committees - Expectations – Transitions (pages 10 & 11)
7. **VOTE:** Covenant Enforcement, Acceptance of All Fining Committee Recommendations
from November 22, 2024, thru March 13, 2025

➤ Motion_____ 2nd_____
8. **Open Forum** (Open to Homeowner/Members for three (3) Minutes)
9. **Adjournment Member Session** Motion_____ 2nd_____ Time__:_pm

Vic "Buzz" Lovell, President
10 years / 5,160 volunteer hours

Herman "Spanky" Nieves,
Vice President - 20 years

Rosie Nieves,
Secretary - 20 years

Betty Rodriguez,
Treasurer - 7 years

Corban Young,
Facilities Director - 6 years

Bray Lindsey,
Communications Director - 10 years

Gail Parker,
Director At Large – 2 years

Richard Panullo,
Director At Large – 2 years

Sarah E. Webner, Esq.
Corporate Counsel - 10 years

Robert Neyor, LCAM,
Property Manager, 1.5 years



Fieldstream North **Home**Owners **A**ssociation, Inc.

Vic A. Lovell, President
President@FSNHOA.com

www.FSNHOA.com www.facebook.com/FSNHOA

February 28, 2025

Postcard Notice Dispatched To Members via USPS First Class Mail



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

Professionally Managed by: SENTRY MANAGEMENT



c/o Robert Neyor
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51328
407-788-7488 fax
RNeyor@sentrymgt.com

FIELDSTREAM NORTH HOMEOWNERS' ASSOCIATION, INC.

Annual Budget Meeting

2025 Fiscal Year

Friday November 22, 2024 @ 6:30 P.M.
Aurora Restaurant @ Celeste Hotel
4105 N Alafaya Trail, Orlando, FL 32826



Vic "Buzz" Lovell, President
10 years / 9,360 volunteer hours

Herman "Spanky" Nieves,
Vice President - 20 years

Rosie Nieves,
Secretary - 20 years

Betty Rodriguez,
Treasurer - 7 years

Corban Young,
Facilities Director - 6 years

Bray Lindsey,
Communications Director - 10 years

Gail Parker,
Director At Large – 1 year

Richard Panullo,
Director At Large – 1 year

Sarah E. Webner, Esq.
Corporate Counsel - 10 years

Robert Neyor, LCAM,
Property Manager, 1 year

AGENDA

1. Certified Quorum & Call to Order:

Time 6 : 5 3 P.M. by Vic Lovell – Deputy + 5 HO Present

2. Proof of Notice: Web Site Pop-Up / Chloroplast Sign (15 days)

3. **VOTE:** Approval of Previous Meeting Minutes 29 NOV 2023

- Motion__Betty__ 2nd__Herman__ All Approved

4. Treasurer's Report: Balance Sheet Summary OCT 2024 (page 3) Top 10 Expenses 2024 (page 4) Proposed 2025 Budget (page 5)

5. **VOTE:** Treasurer seeking approval to adopt proposed 2025 Budget as presented and to garner acceptance of same.

- Motion__Herman__ 2nd__Rosie__ All Approved

6. Old Business: Ratification, Covenant Enforcement Decisions thru NOV 2024

7. Old Business: Onboarding officially of Richard Panullo & Gail Parker, Directors At Large

8. **VOTE:** President seeking approval of all Covenant Enforcement (Fining Committee) recommendations from all of history until 22 NOV 2024

- Motion__Corban__ 2nd__Herman__ All Approved

9. **VOTE:** President seeking approval to formally onboard Panullo / Parker, Directors At Large

- Motion__Victor__ 2nd__Bray__ All Approved

10. Adjournment Member Session

- Motion__Rosie__ 2nd__Betty__ All Approved

Time 6 : 5 3 P.M. by Vic Lovell, President

PREVIOUS BUDGET
MEETING MINUTES



Fieldstream North Home Owners Association, Inc.

Vic A. Lovell, President
President@FSNHOA.com

Fieldstream North HOA BALANCE SHEET JANUARY 2025

FIELDSTREAM NORTH HOMEOWNERS ASSOCIATION INC
BALANCE SHEET
January 2025

		OPERATING	RESERVE	TOTAL
CURRENT ASSETS				
1010	ENTERPRISE BK/TR - CHECKING - PRIMARY	42,694.51		42,694.51
1015	SMARTSTREET-BOC - CHECKING - OPERATING	24,668.94		24,668.94
1035	SMARTSTREET-BOC - MM - OPERATING (SB)	2,871.11		2,871.11
1045	SMARTSTREET-BOC - MM - PRGRSS ENERGY FUN	23,593.51		23,593.51
1065	SMARTSTREET-BOC - MM - RESERVE (SB)		47,031.16	47,031.16
1070	PETTY CASH - BETTY RODRIGUEZ	1,000.00		1,000.00
		94,828.07	47,031.16	141,859.23
ACCOUNTS RECEIVABLE				
1210	ASSESSMENTS	30,622.63		30,622.63
1240	ASSESSMENTS - MISC	2,561.00		2,561.00
1250	LEGAL FEES	1,690.72		1,690.72
1260	CREDIT RISK ALLOWANCE	(10,044.85)		(10,044.85)
		24,829.50	0.00	24,829.50
PREPAID ASSETS				
1345	RHOMBUS ENTERPRISE LICENSE 10/01/24-25	284.00		284.00
		284.00	0.00	284.00
FIXED ASSETS - DEPOSITS				
1710	DUKE ENERGY - ACCT#12121-95546	55.00		55.00
1770	ORANGE COUNTY UTILITIES - #23189-56200	361.70		361.70
		416.70	0.00	416.70
	TOTAL ASSETS	120,358.27	47,031.16	167,389.43

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

Professionally Managed by: SENTRY MANAGEMENT



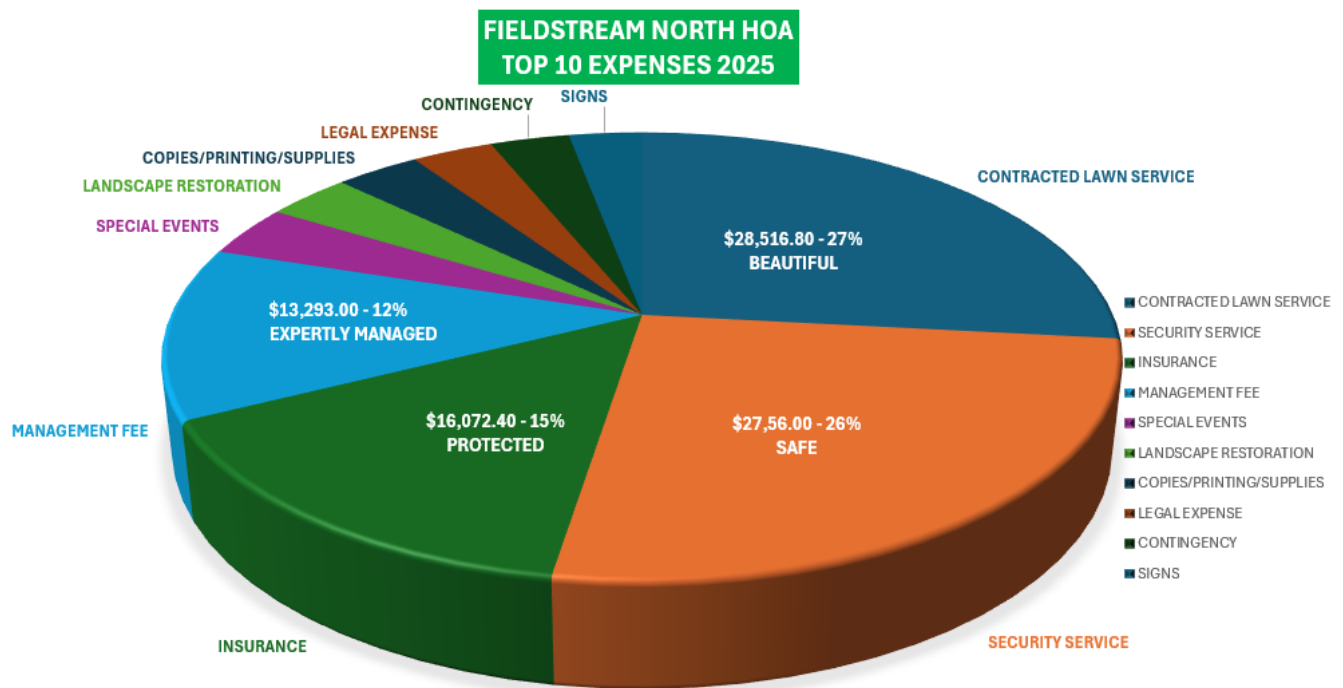
c/o Robert Neyor
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51328
rneyor@sentrymgt.com



Fieldstream North Home Owners Association, Inc.

Vic A. Lovell, President
President@FSNHOA.com

Fieldstream North HOA TOP 10 OPERATING EXPENSES FISCAL YEAR - 2025



Betty Rodriguez, Treasurer
Fieldstream North Homeowners Assoc., Inc.
State of Florida, HOA Board Certified 2015-2023

Professionally Managed by: **SENTRY MANAGEMENT**



c/o Robert Neyor
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51328
rneyor@sentrymgt.com

130440 FIELDSTREAM NORTH HOMEOWNERS ASSOCIATION INC

PROPOSED BUDGET ADOPTED 22NOV2024

For the year beginning 01-01-2025 and ending 12-31-2025

Unit Total (number of homes) 251	Annual per Unit	\$ 488.75	\$40.73/mo.
	Previous Budget	\$ 425.00	\$35.41/mo.
	Increase 2025	15%	
	Increase 2024	0%	

COA Description	6 Month Total	6 Month Budget	12 Month Projection	2024 Budget	Projected 2025 Budget
4000 INCOME					
4020 ASSESSMENTS - ANNUAL	\$ 53,338.00	\$ 53,338.00	\$ 106,676.00	\$106,675.00	\$ 122,676.25
4060 LATE CHARGES	\$ 769.00	\$ -	\$ 1,538.00	\$ -	\$ 1,538.00
4100 INTEREST - OPERATING ACCOUNTS	\$ 150.00	\$ -	\$ 300.00	\$ -	
4210 ADMINISTRATIVE FEES	\$ 173.00	\$ -	\$ 346.00	\$ -	
4292 COVENANT VIOLATION FINES	\$ (1,100.00)	\$ 4,300.00	\$ (2,200.00)	\$ 8,600.00	
4340 INTEREST-RESERVES	\$ 256.00	\$ -	\$ 512.00	\$ -	\$ 512.00
4350 INTEREST ALLOC TO RESERVES	\$ (256.00)	\$ -	\$ (512.00)	\$ -	\$ (512.00)
4461 PRIOR YEAR SURPLUS CARRYOVER	\$ -	\$ 2,500.00	\$ -	\$ 5,000.00	\$ -
4969 ALLOWANCE FOR DOUBTFUL ACCOUNTS	\$ (850.00)	\$ (850.00)	\$ (1,700.00)	\$ (1,700.00)	\$ (2,000.00)
4970	\$ 52,480.00	\$ 59,288.00	\$ 104,960.00	\$118,575.00	
4980 TOTAL INCOME	\$ 52,480.00	\$ 59,288.00	\$ 104,960.00	\$118,575.00	\$ 122,214.25
4990 EXPENSES					
6000 GROUNDS MAINTENANCE					
6040 CONTRACTED LAWN SERVICE	\$ 14,068.00	\$ 13,710.00	\$ 28,136.00	\$ 27,420.00	\$ 28,516.80
6043 LANDSCAPE RESTORATION	\$ 5,555.00	\$ 1,750.00	\$ 11,110.00	\$ 3,500.00	\$ 3,640.00
6120 IRRIGATION REPAIR	\$ 820.00	\$ 50.00	\$ 1,640.00	\$ 100.00	\$ 1,000.00
6281 GOLF CART	\$ -	\$ 50.00	\$ -	\$ 100.00	\$ 100.00
6361 LIGHTING MAINTENANCE	\$ -	\$ 50.00	\$ -	\$ 100.00	\$ 100.00
6380 SIGN MAINTENANCE	\$ -	\$ 50.00	\$ -	\$ 100.00	\$ 100.00
6730 WALL MAINTENANCE & REPAIRS	\$ 45.00	\$ 50.00	\$ 90.00	\$ 100.00	\$ 100.00
6999	\$ 20,488.00	\$ 15,710.00	\$ 40,976.00	\$ 31,420.00	\$ 33,556.80

7900 UTILITIES							
7910 ELECTRIC	\$	427.00	\$	475.00	\$	854.00	\$ 950.00 \$ 988.00
7920 WATER/SEWER	\$	587.00	\$	425.00	\$	1,174.00	\$ 850.00 \$ 884.00
7999	\$	1,014.00	\$	900.00	\$	2,028.00	\$ 1,800.00 \$ 1,872.00
8000 ADMINISTRATIVE							
8020 MANAGEMENT FEE	\$	6,330.00	\$	6,330.00	\$	12,660.00	\$ 12,660.00 \$ 13,293.00
8040 POSTAGE	\$	735.00	\$	700.00	\$	1,470.00	\$ 1,400.00 \$ 1,456.00
8060 COPIES/PRINTING/SUPPLIES	\$	2,126.00	\$	1,750.00	\$	4,252.00	\$ 3,500.00 \$ 3,640.00
8061 WEBSITE	\$	90.00	\$	200.00	\$	180.00	\$ 400.00 \$ 250.00
8080 CPA SERVICES	\$	1,325.00	\$	750.00	\$	2,650.00	\$ 1,500.00 \$ 2,750.00
8100 LEGAL EXPENSE	\$	1,810.00	\$	1,750.00	\$	3,620.00	\$ 3,500.00 \$ 3,500.00
8120 INSURANCE	\$	6,988.00	\$	5,924.00	\$	13,976.00	\$ 11,848.00 \$ 16,072.40
8190 MISCELLANEOUS	\$	422.00	\$	2,000.00	\$	844.00	\$ 4,000.00 \$ 2,000.00
8200 SECURITY SERVICE	\$	12,405.00	\$	13,250.00	\$	24,810.00	\$ 26,500.00 \$ 27,560.00
8320 HOLIDAY DECORATIONS	\$	408.00	\$	2,500.00	\$	816.00	\$ 5,000.00 \$ 2,788.50
8390 FED/STATE REQUIRED CORP REPORT FILINGS	\$	106.00	\$	48.00	\$	212.00	\$ 96.00 \$ 212.00
8499	\$	32,745.00	\$	35,202.00	\$	65,490.00	\$ 70,404.00 \$ 73,521.90
8500 RECREATION							
8508 SIGNS AND SUPPLIES	\$	-	\$	100.00	\$	-	\$ 200.00 \$ 200.00
8545 PLAYGROUND EXPENSES	\$	1,228.00	\$	1,250.00	\$	2,456.00	\$ 2,500.00 \$ 2,500.00
8580 SPECIAL EVENTS	\$	319.00	\$	3,000.00	\$	638.00	\$ 6,000.00 \$ 4,000.00
8799	\$	1,547.00	\$	4,350.00	\$	3,094.00	\$ 8,700.00 \$ 6,700.00
9000 RESERVE FOR REPLACEMENT							
9260 CONTINGENCY	\$	1,625.00	\$	1,625.00	\$	3,250.00	\$ 3,251.00 \$ 3,413.55
9289 SIGNS	\$	1,500.00	\$	1,500.00	\$	3,000.00	\$ 3,000.00 \$ 3,150.00
9299	\$	3,125.00	\$	3,125.00	\$	6,250.00	\$ 6,251.00 \$ 6,563.55
9980 TOTAL EXPENSES	\$	(58,919.00)	\$	(59,287.00)	\$	(117,838.00)	\$118,575.00 \$ 122,214.25
9990 NET PROFIT (LOSS)	\$	(6,439.00)	\$	1.00	\$	(12,878.00)	\$ - \$ (0.00)



VOLUNTEER BOARD TITLE DESCRIPTIONS

1. President

The main role of the HOA President is to oversee most of the decision-making process. Essentially, the final say comes down to the President.

However, it's not all glam and glory for the President. Anyone who assumes the role must have the right qualifications to make those decisions. That means a working and in-depth knowledge of the regulations, bylaws, and operations of the association.

The President is also able to delegate in the form of committees to handle certain obligations. Finally, they conduct all meetings, no matter the nature of the meeting. In these meetings, the President acts as a foreman. They call the meeting to order, discuss the agenda, allow for others to speak during the meeting, ask for votes, and more.

If you want to hold this position, you must know the HOA President's responsibilities. That includes a familiarity with the inner workings of the association. You must also have excellent public speaking skills. It is one of the HOA President duties to make sure the association functions at its full capacity.

2. Vice President

Many find it difficult to fully understand the role of HOA Vice President. For all intents and purposes, the HOA Vice President's responsibilities are the same as the President's. This is because their primary duty is to assume the role of the President when the President is unable to do so themselves. This includes instances where the President is sick, out of town, or otherwise incapable of completing their regular duties.

That does not mean the Vice President has nothing else to do, though. The President can still delegate HOA Vice President duties. Additionally, the Vice President must be equally informed about the regulations and bylaws of the association to assist members of the community with any inquiries. This knowledge helps them keep the business aspect of the association running smoothly.

3. Secretary

The Secretary is an integral part of the HOA board. The role of the HOA Secretary is to handle all the documentation and record-keeping within the association. Since they are responsible for all official documentation, part of their function is to stay compliant with all legal requirements. This includes submitting any forms before deadlines.

Other HOA Secretary responsibilities include giving proper notice of all meetings, recording all meeting minutes, and distributing all essential documentation to the other board members. Another key function of the role of Secretary is to review all official documents to ensure a continually updated record. Currently at Fieldstream North the duties of the secretary are delegated to the on-payroll Community Manager except for voting rights.

4. Treasurer

The HOA Treasurer is responsible for the entirety of association funds and the disbursement of those funds.

The main role of the HOA Treasurer is to keep a detailed record of current funds and all transactions sanctioned by the association. This includes billing, operational costs, and the collection and allocation of funds.

They are also in charge of creating the annual budget and maintaining the right reserve level for any unplanned expenses, as well as making any approved investments.

As for other HOA Treasurer responsibilities, they must keep other board members informed of the association's financial status and any discrepancies within the records. They must also comply with all laws and regulations that dictate the proper financial operations of the HOA.

Due to the complexity of association accounting, board members will often turn over these responsibilities to a reputable finance management company. Currently at Fieldstream North most of the duties of the treasurer are delegated to the on-payroll Community Manager except for voting rights.

The Role of a Community Manager Explained

While the community manager is not a member of the board of directors themselves, they do work closely with the board to support the community. The community manager is an employee of a management company. Their job is to act as a liaison between the board and the management company. They must make sure the association carries out its decisions effectively. They also often manage things like violations enforcement, collections, and maintenance around the community and train the board in their roles. Because they work so closely with the board, the manager must maintain a good working relationship with the directors. Currently at Fieldstream North the duties of the community manager are delegated to Sentry Management and do not include voting rights.



Fieldstream North
HomeOwners Association, Inc.

Vic A. Lovell, President
President@FSNHOA.com

www.FSNHOA.com www.facebook.com/FSNHOA

2025 Active Committees

Architectural Review Board Committee
Bulletin Board Committee
Community Signage/Branding Committee
Covenant Enforcement Committee (Fining Hearing Body)
Dog Training Committee
Family Photo Day Committee
Fieldstream Village Committee
Floral Committee
Giving SMILES Committee
Halloween Contest Committee
Holiday Decorations Committee
Luminaries Committee
Person of the Year Committee
Rental Prohibition Restriction Committee
Safety Committee
Senior Banner Committee
Sharing Library Committee
Wildlife Committee
Yard of the Month Committee

2025 Inactive Committees

Clothing Drive Committee
Community Garden Committee
Community Picnic Committee
Fishing & Outdoors Committee
Golf Outing Committee
HOPE-LIGHT-LOVE Committee
Ice Cream Social Committee
Pet Registry Committee
Senior Scholarship Committee
Volleyball Court Committee
Old Paints & Old Electronics Collection Committee

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

Professionally Managed by: SENTRY MANAGEMENT



c/o Robert Neyor
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51328
rneyor@sentrymgt.com



Fieldstream North **Home**Owners **A**ssociation, Inc.

Vic A. Lovell, President
President@FSNHOA.com

www.FSNHOA.com www.facebook.com/FSNHOA

What Members Should Expect From Their HOA...



- ◊ **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!

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

Professionally Managed by: SENTRY MANAGEMENT



c/o Robert Neyor
2180 West SR 434 Suite 5000
Longwood FL 32779
407-788-6700 ext 51328
407-788-7488 fax
RNeyor@sentrymgt.com