



CURRENTS

Winter 2022

LOOKING AHEAD TO 2023!

We are happy to announce that there will not be an increase in your quarterly maintenance payments! The Board has worked very hard to reduce the impact of the economy by negotiating with many of the community vendors, reducing the reserve contribution for our new amenities and generating some income through resale applications and clubhouse rentals. These efforts combined with successful future project planning has enabled us to maintain the current payment amount of \$205.00.

We could not be more thrilled with the feedback received on the new recreation area! It's wonderful to have a common area where the entire family can enjoy meeting other residents at the pool, taking their kids to the playground, grabbing a pickup basketball game, and now learning how to play pickleball!



We are also planning some playground improvements in 2023 starting with a new fence, new ground cover to replace the wood chips, and potentially look at some new equipment. We always welcome suggestions and ideas for improvement.

We are only a handful of weeks away from completing the New England Blvd. irrigation installation, which has been on the project list for many years. Unfortunately, this has been in conjunction with AT&T's fiber installation and has caused quite a mess. We appreciate your patience during the construction!

Some of our plans going into the New Year will be improving the interior of the clubhouse with the installation of a small kitchen area which will make it more user friendly for those renting it out. We are currently considering a possible pavilion which would be placed directly in front creating a dedicated outdoor space for party rentals. We will also be upgrading the street lighting with FPL's LED conversion program and beautifying the entrances along New England Blvd. at 441 and Lyons.

We are dedicated to executing regular improvement projects to enhance the community and contribute to increasing your property values. We would like to wish everyone a very Happy and Healthy Holiday Season!



PLEASE VISIT OUR NEW VENDOR RESOURCE PAGE ON SWLHOA.COM!

Resident Cost of \$100 Annually
Non-Resident cost of \$150 Annually

We would like to offer a dedicated platform for SWL residents and local vendors to promote their business. It will be a great resource for those looking for vendors familiar with the community and a means to support your neighbors. If you are interested in advertising on the vendor resource page, please visit the on-line forms section to register. There will be a maximum of 5 vendors per category. First come, first serve. Contact management with any questions.



PBSO continues its long-time partnership with the TOYS FOR TOTS program and FALLEN OFFICERS Foundation.

Deputy Kelly will be at the Recreation Area for residents to drop off their unwrapped gifts. Stay tuned for dates and times.



SANTA MAY BE COMING TO TOWN AGAIN THIS HOLIDAY SEASON!

We are awaiting to hear from his elves, so stay tuned for all the details!



Stay tuned for more fun community events brought to you by our AMAZING Social Committee - 'Movies in the Park', Holiday Lights Contest, and much more!

A BIG THANK YOU to all our Social Committee Volunteers and Architectural Committee Members!

You all dedicate so much of your own time to help improve property values and bring the community together. We appreciate you and couldn't do it without you.

**SOUTHWIND LAKES
2023 APPROVED BUDGET**

INCOME

Homeowner Assessments	\$680,271
Reserve Income	\$160,000
Income Total	\$840,271

EXPENSES

Accounting Fees	\$8,000
Bank Charges	\$300
Meetings	\$300
Special Events	\$4,500
Website	\$500
Admin/Office Expense	\$18,000
Professional Fees	\$10,000
Licenses/Taxes/Permits	\$1,200
Reserve Study	\$6,000
Corporate Annual Report	\$125
Bad Debt Expense	\$26,180
Administrative Total	\$75,105

Insurance/Property, Liab	\$51,500
Insurance Total	\$51,500

Irrigation Maintenance	\$10,200
Pool Contract	\$15,000
Sheriff Contract	\$143,000
Holiday Lighting	\$3,000
Lake Maintenance	\$15,600
Landscape Maint-Common Area	\$85,000
Landscape Other	\$12,000
Pest Control	\$4,500
Management Fees	\$95,066
Maintenance Personnel	\$20,000
Tree Trimming	\$13,000
White Fly Spray	\$12,600
Pressure Cleaning	\$2,000
Contracts Total	\$430,966

Electric - Entry Ways	\$600
Electric - Sprinkler	\$1,800
Electric - Street Lights	\$35,000
Electric - Recreation Area	\$30,000
Water & Sewer Pool	\$1,100
Phone/Pool/Security	\$1,200
Utilities Total	\$69,700

R & M - Irrigation	\$5,000
R & M - General	\$20,000
R & M - Playground	\$7,000
R & M - Pool/Cabana	\$10,000
R & M - Basketball	\$3,000
Janitorial Supplies	\$3,000
Camera Maintenance	\$3,000
Security Fob System	\$2,000
Repairs & Maintenance Total	\$53,000

RESERVES	
Reserves – Irrigation	\$25,000
Reserves – Lake Banks	\$45,000
Reserves - Pool	\$5,000
Reserves – Sport Courts	\$5,000
Reserves – Cabana	\$5,000
Reserves - General	\$40,000
Reserves – Playground	\$35,000
Reserves Total	\$160,000

Total Operating & Reserve	\$840,271
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Per Homeowner per year	\$820
Per Homeowner per quarter	\$205



BOARD OF DIRECTORS MEETINGS

Board of Directors Meetings are typically held on the last Wednesday of the month at the Clubhouse.

Check the SWL HOA Facebook page or look for the meeting signs posted throughout the community.

YOUR BOARD OF DIRECTORS

Larry Christopher: President
Eric Piekos: Vice President
Sally Kauffman: Treasurer
Jorge Duque: Secretary
Anita McCauley: Director
Email: Board@swlhoa.com

**FOR COMMUNITY INFO
& ONLINE FORMS VISIT**

www.swlhoa.com
[Southwind Lakes HOA Facebook page](#)



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Community Manager
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Ilyssa Feierstein
Accounting/Bookkeeper
ilyssa@superiormgmt.net
Direct: 561-214-4384

YOUR 2023 QUARTERLY FEES ARE \$205.00
Please mail your check along with your coupon to
**South State Bank c/o SAMI, P.O. Box 668426,
Miami, FL 33166-9416.**

If you would like to set up direct withdraw, please contact Ilyssa and she will be happy to set this up for you.

If you are currently set up on auto withdraw, the amount will automatically be adjusted, and you will not receive payment coupons.