

# Tequesta Garden Condominium Association, Inc.

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*"We're retired from working, but are working at having fun"*

10/11/2024

Dear Tequesta Garden unit owner,

I hope everyone had a wonderful summer! I enjoyed seeing many of you out and about this summer and I look forward to seeing those of you that were away make your way back to our beautiful Tequesta Garden community!

Our summer has been very active! Here are just a few of the projects that we accomplished and are continuing to work on:

- Obtaining unit keys from **ALL** unit owners. Today we have keys for every unit. Thank you very much for your cooperation and help in attaining our goal!
- Made sure all **UNOCCUPIED** units had their water turned off.
- Worked with the Village of Tequesta to fix two potholes at 11 Garden.
- Fixed the storm drain at 7 Westwood.
- Met several times with a representative from FPL regarding the underground lines project coming to Tequesta next year.
- Completed the walkway repairs at 7 Garden and 9 Garden.
- The soffit repair at 11 Westwood starts this week.
- The new brick paver walkway by the shuffleboard court was installed and looks beautiful. Make sure you check it out when you get the chance.
- Working with the office on improving our Tequesta Garden website.
- Replacing the four pavilion roofs starting next week

Whether you are new to our community, or have been a longtime resident, I encourage you to take advantage of the many activities that Tequesta Garden has to offer. Some of the many fixed activities include Bingo, shuffleboard, exercise, and Bunco, just to name a few. A list of these activities, and other special activities, can be found on the bulletin board in your laundry room. Also, if you take a trip to the Clubhouse, make sure to check out the large collection of books in our library, the puzzle corner and the newly created childrens library.

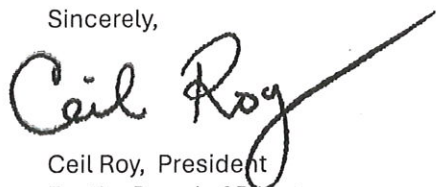
In addition, the newly renovated Tequesta Recreation Center, just a short walk away, offers a variety of fun activities. For a detailed list of their activities, as well as other events throughout the village, check out the Village of Tequesta website, [Tequesta.org](http://Tequesta.org). The Tequesta Garden Facebook page is another great way to keep engaged with the community. Ask to join the Tequesta Gardens Residents page!

As always, a big thank you to the staff, Board members and volunteers that help keep our wonderful community running!

And, finally, don't forget to join us at Chill and Grill every Friday evening during the season at 6:00 p.m. in the barbeque area! It's a great time to meet new friends and catch up with some old ones!

See you around!

Sincerely,



Ceil Roy, President  
For the Board of Directors

# Tequesta Garden Condominium Association, Inc.

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"We're retired from working, but are working at having fun"

October 11, 2024

Dear Tequesta Garden Condominium Unit Owners:

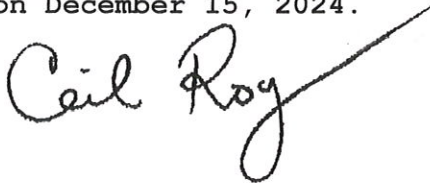
At the Board of Directors meeting on September 24, 2024, the Board made and approved two motions for special assessments owners will be required to pay later this year. To ensure proper notice, the board will re-approve these at our next board meeting on October 29, 2024.

These special assessments are required because without them, and unless everything goes perfectly, our Association will be overbudget and unable to pay our bills timely as we approach the end of the year.

The first assessment is related to the Association's insurance. As always, we prepare our budget in September, using an estimated amount from our insurance broker. The final amount for 2024 was not known until early January, and it was \$22,588 higher than the broker's estimate. Therefore, there will be a one-time special assessment of \$91 per unit.

The second assessment is related to legal services. For years now, the Association has used legal services of about three hours per month, which was budgeted at \$14,000 for 2024. However, in January, 25 unit owners retained their own lawyer to send a demand letter including a significant records request to our Association. The Board took this seriously, engaged the Association's retained lawyer, complied with the records request, and the result was an unexpected legal expense of \$20,600. Therefore, there will be a one-time special assessment of \$83 per unit.

We budget carefully every year to keep our quarterly dues as low as possible. That does leave us exposed when bills are higher than anticipated, and that's where the Association stands today. Thank you for understanding. Just as we do for the annual coupon book, we will use our bank Truist to send a bill to each owner for a total of \$174 due on December 15, 2024. Accounts set up for autopay will be deducted on December 15, 2024.



Ceil Roy  
President



Peter Kline  
Treasurer





**Tequesta Garden Condominium Association 10 Westwood Ave Tequesta FL 33469  
Proposed Operating Budget January 1 - December 31, 2025**

	Estimated Expenses 2024	Budget 2024	Increase (Decrease) From Prop	Proposed Budget 2025
<b>Maintenance Expenses</b>				
Wages	117,382	124,500	(1,249)	123,251
Part Time Employee	0	0	25,000	25,000
Building Repair/Maintenance	22,000	35,000	(2,950)	32,050
Equipment Repair/Maintenance	1,200	2,500	(987)	1,513
Sprinklers Repair/Maintenance	2,600	2,000	-	2,000
Pest Control	9,100	10,000	-	10,000
Employee Payroll Taxes	14,000	14,175	567	14,742
Swimming Pool Maintenance	14,026	13,000	-	13,000
Clubhouse Maintenance	11,310	14,000	(1,000)	13,000
<b>Operating Expenses</b>				
Sewage	83,000	83,000	3,320	86,320
Water	111,000	111,230	4,210	115,440
Electric	32,150	32,000	1,436	33,436
Grounds	12,000	20,000	5,140	25,140
Recreation Supplies	1,183	2,000	-	2,000
Truck Exp. & Gas	2,416	2,500	-	2,500
Bookkeeping	31,596	27,500	5,360	32,860
Office & Shop Expense	15,300	15,000	-	15,000
Insurance - Health	25,620	25,621	1,409	27,030
Insurance Policies	458,088	435,500	78,500	514,000
Legal/Engineering	38,000	14,000	-	14,000
Cable	154,206	153,587	6,787	160,374
Audit	7,044	7,000	44	7,044
Technology	0	2,000	-	2,000
Reserve	160,000	139,232	10,179	149,411
Secretarial	23,866	16,515	8,306	24,821
Property Taxes Leased Area	1,352	1,352	1,352	1,352
Contingency	0	1,000	-	1,000
Lease	43,152	43,152	-	43,152
Division Fee	992	992	-	992
			-	
<b>TOTAL MAINTENANCE EXPENSE</b>	<b>1,392,583</b>	<b>1,347,004</b>	<b>137,505</b>	<b>1,492,428</b>
<b>QUARTERLY ASSESSMENT PER UNIT:</b>	<b>ANNUAL</b>			<b>6,018</b>
<b>TOTAL ANNUALIZED QUARTERLY ASSESSMENTS REVENUE:</b>				<b>1,504</b>
<b>SEE OTHER SIDE FOR RESERVE BUDGET</b>				

**TEQUESTA GARDEN CONDOMINIUM ASSOCIATION  
2025 RESERVE REQUIREMENTS / ESTIMATED LIFE ANALYSIS**

\* Reserve schedule is adjusted annually for inflation. Used 4% increase for replacement cost.

	REPLACEMNT COST	2024 YEAR END	2025 PROJ	TO BE FUNDED	YEARS REMAINING	FUNDING PER YEAR
ROOFING - PHASE I Collect 61/QRT/unit Immient reroofing project	\$1,209,683		\$627,015	\$1,209,683	20	60,484
1Q 2025 for projected SA \$2439/unit			\$604,872			
ROOFING - PHASE II	\$192,332	\$111,763		\$80,569	12	\$6,714
PAVING - Asphalt Replacement	\$357,760	\$110,962		\$246,798	28	\$8,814
PAVING - Seal Coating	\$41,600	\$40,000		\$1,600	0	\$1,600
PAINTING	\$170,704	\$143,091		\$27,613	2	\$13,807
BUILDING REPAIR	\$145,735	\$27,365		\$118,370	8	\$14,796
EQUIPMENT	\$29,584	\$27,056		\$2,528	0	\$2,528
COMMON ELEMENTS	\$56,160	\$41,596		\$14,564	1	\$14,564
COMMON ELEMENTS: Plumbing	\$10,400	\$996		\$9,404	9	\$1,045
COMMON ELEMENTS: Windows & Doors	\$42,432	\$3,809		\$38,623	4	\$9,656
COMMON ELEMENTS: Clubhouse Roof	\$25,691	\$14,226		\$11,465	6	\$1,911
COMMON ELEMENTS: Clubhouse AC	\$17,521	\$1,117		\$16,404	9	\$1,823
COMMON ELEMENTS: Big Pool	\$27,820	\$8,304		\$19,516	8	\$2,440
COMMON ELEMENTS: Small Pool	\$16,514	\$10,753		\$5,761	8	\$720
COMMON ELEMENTS: Putting Green	\$21,143	\$8,355		\$12,788	6	\$2,131
COMMON ELEMENTS: Shuffle Board	\$11,128	\$5,502		\$5,626	4	\$1,407
COMMON ELEMENTS: Electrical	\$31,200	-\$416		\$31,616	49	\$645
COMMON ELEMENTS: Fence	\$20,482	\$660		\$19,822	29	\$684
HURRICANE DEDUCTIBLE/CATASTROPHIC EVENT	\$10,000	\$10,000		\$0	0	\$0
BAD DEBT	\$26,362	\$22,719		\$3,643	0	\$3,643
<b>TOTAL RESERVE ACCOUNTS</b>	<b>\$2,464,251</b>	<b>\$1,214,873</b>		<b>\$1,876,393</b>		<b>\$149,411</b>