

# **Blackburn Point Marina Village Homeowners Association (BPMV HOA)**

## **November 21, 2023 Newsletter**

Based on comments and questions at the 14 November 2023 Board of Directors meeting I'm providing this newsletter. The board appreciates the handful of homeowners who were able to attend the meeting. In this update I'll discuss budget, insurance rates, other increased costs, and the irrigation system status.

### **BUDGET**

The board unanimously approved the 2024 budget. The new quarterly assessment will be \$2719 which reflects a \$173 per month (\$519 per qrtr) increase from 2023. The biggest factor in this increase is the new insurance cost for flood, casualty/fire and liability. In 2022 the combined insurance for all 11 buildings and infrastructure was \$44,000. In 2024 the insurance cost will be \$76,000. The cause of this increase is primarily twofold: 1) property replacement cost, and 2) insurance rates. I'll discuss both below.

### **INSURANCE**

Every three years we are required to reassess the replacement value of our property. Previously each duplex was valued at \$750,000. Currently each duplex is valued at \$1.01 million which is nominally \$245 per square foot. National new building costs are around \$250 per square foot which is in line with our replacement value. Secondly, it is reported that Florida Florida insurance rates have gone up on average 16% in just the last year. When combined you get the insurance rates we have budgeted. The new policy was put in place on 14 November for 12 months.

To better manage these costs our broker (Acentria Insurance) sought out seven quotes for our complex. Only our current provider, Frontline, provided a property quote. The other six either are leaving the state, not writing policies, or stated that they cannot compete with Frontline. Acentria provided us a 20 page slide deck of their market research options for insurance coverage. I have asked Sunstate Management to post this slide deck on our BPMV Website under the financials page; I encourage all to review it. Note, we did increase the claim deductible to \$5000 in 2024 from \$1000 in previous years to help with the increased rates.

The second biggest budget increase was for pool services which is gone from \$275 per month to \$500 per month. This reflects an 81% increase. Sunstate has provided the names of two additional companies that our pool committee will look at to make a recommendation back to the board.

Other budget increases was a nominal 3% average for Electric, gas, TV, and sewer/water.

## **IRRIGATION**

It has been extremely frustrating with little progress to show since our well collapsed in May 2023. After much permitting and electrical precautions our well company drilled to 125 feet and came up with a salt water well. Our back up is to connect to city water at unfortunately much higher monthly expenses. Over a three month period Sarasota county has given us the runaround with bad information, no information and/or simply ignored our requests to connect to city water for irrigation. Out of frustration on 18 October we wrote to the county commissioners and the Director of Sarasota county public services just to get some answers. Today, as I write this, I've just heard from the county supervisor, who has said he will personally approve all permits needed for our irrigation hook up. However, he stated there was a Florida State consent order issued in 2019 that forbid any new irrigation METER hook ups. Therefore, we will be required to connect directly to the drinking water system and pay both water and sewer rates for irrigation water. Our plan is to expedite the connection where possible and resume irrigation of our plants. Separately, we are talking to county agriculture and Luke Landscaping about drought resistant plantings. We will resume landscape replacement after the irrigation is finally in place.

Other items discussed at the budget meeting is the status of the pool assessment for 2022 and the 2023 hurricane in assessment. The pool assessment is closed with a \$1619 under-run to budget. This under-run amount will be moved to the reserve line to jumpstart the next required pool resurface. There remains approximately \$10,000 left in the current hurricane assessment account. \$3500 is allocated to rebuild and replace the destroyed section of black fence on the southeast corner of the property. The remaining \$6500 will be allocated to landscape repair and replacement.

*Terry Kasten*

BPMV HOA President