

**Colonial Manor West
Quarterly Report
October - December, 2014**

This report covers the fourth quarter of 2014 (October - December). We have also attached the year end financial report for 2014. Here is a summary:

Annual Meeting Results - There were no board of director elections this year. Only 5 owners submitted their names for election or re-election. Four 2014 directors agreed to continue serving in 2015. In addition, Kevin Dunne has joined the board, replacing Dave Haglock who did not run for re-election. At the organizational meeting held on January 2nd, the Board elected the officers for 2015. Those positions are listed at the end of this report. Please Note: Our condo docs specify that only the President of the Association must also be a Director. The Board of Directors can appoint the other officers – even people who are not Directors – as Secretary or Treasurer. As a result, the Board of Directors appointed Dave Haglock as “Assistant Treasurer” on an interim basis until the new Treasurer is fully able to assume his responsibilities.

At the Annual Meeting, reserves were waived for 2015. So you should send in the amount indicated in the annual meeting mailing for your 2015 payments. Monthly payments are due on the first of each month. You can drop your payments in the Association’s mail box or mail your payments directly to the Association at:

**COLONIAL MANOR WEST CONDO ASSN
2424 NE 9 ST
FT LAUDERDALE, FL, 33304**

Please note that if you have automatic payments set up through your bank, you should contact them to make an adjustment for the new amount.

Plumbing – This quarter, we experienced another catastrophic sewer line collapse. This time, the collapse occurred under unit 101 and impacted units 101, 201 and 301. Because unit 101 was unoccupied at the time of the collapse, raw sewage backed up into the unit for several weeks before being discovered. This resulted in extensive damage in the unit. The condo association was responsible for the repair of the sewer line and, per Florida Law, for the repair of the dry wall in the unit. Damage to the contents of the unit (including the floor, cabinetry, vanities, furniture, rugs, clothing, electronics, etc.) is the responsibility of the unit owner. This was an expensive repair and will cost the association almost >\$23,000 when all is said and done (the final cost has not been determined).

At the Annual meeting, the Board decided that we had sufficient carryover funds from 2013 to cover this expense, so we plan no special assessment. But we cannot afford these types of repairs on a regular basis.

Homeowners Insurance - We thought we would take advantage of this plumbing situation to point out an often misunderstood fact. When damage occurs to the interior of your unit due to a catastrophic event such as this one, the unit owner has responsibility for all repairs/replacement of damage on the interior of the unit (drywall inwards). The Association is only responsible for replacement/repair of the drywall and any utilities within the walls (not painting, molding, wall paper, tile, etc.). **This is true even if the cause is from a failure outside of your unit (sewer line collapse, stack break, water line break, water heater failure from the unit above, leaking window, roof leak, etc.).** For some reason, many owners believe that the Association is

responsible for damage in the unit, because the damage resulted from a failure of part of the Association's infrastructure or originated from a neighboring unit. This is not true. **That is why it is so very important for every owner to have a homeowner's insurance policy to cover any such damage in their unit.**

Wind Insurance – Our Citizen's Wind Insurance policy was renewed this quarter at a cost of \$41,687. This was \$1,687 more than we had budgeted and ~11% greater than last year's premium. This is our single largest expense during the year. Our agent has indicated that we can expect up to a 10% increase for next year (as much as ~\$46,000). We are optimistic and have budgeted only \$44,000 for this cost. Unfortunately, there is nothing we can do to lower the premium since Citizen's is the only affordable provider of policies for properties east of I-95.

This might be a good time for you to review your own unit's wind and flood insurance coverage. Many owners don't know that their own personal wind and flood insurance policies should cover their portion of any special assessments made to cover the Association's deductible should there be major damage to the property (even if your specific unit is not damaged).

Also, this is a good time to consider upgrading your windows and doors to make them hurricane resistant. Installation of "Miami Dade Approved" impact windows or shutters, and doors should lower your wind insurance rates dramatically. A number of owners have already done this. If we can get all owners to eventually do this, we could substantially lower the Association's Wind insurance costs. As an added benefit, this will make your unit a lot quieter and less susceptible to a break-in. If you want information on the cost to do this or recommendations of installers, please contact the Association.

Pool Heater – When we turned on the pool heater for the winter, we experienced a failure (this happens a lot when the unit has been sitting unused all summer). The total cost to repair the heater was \$443. But it is working now! We have set the thermostat to ~80 degrees for the winter season. If we have times when the weather will be very cold and we don't expect people to be using the pool at all, we will turn the heater off to save on gas expense.

Fire Extinguishers – Once a year, we have to have our fire extinguishers checked and refilled or replaced as needed. This was done this past October. All units are in good repair. The cost for this maintenance was \$272.

Painting – We want to thank Dave Haglock for painting the pool deck area and the rim of the pool itself. The cost for supplies was minimal (~\$200), but the fresh clean look should last for many years.

New Owner – Recently Unit 210 was sold to Ms. Rosana Valente. We want to welcome her to Colonial Manor West. If you have a chance, introduce yourself to her.

2014 Budget Summary - On the following page is a summary of our financial statement for last year. As you can see, we were about 18% over our expected spending for the year. Most of this was due to the sewer line collapse under unit 101 and our unexpected need to get flood insurance (~\$3,700).

Contacting the Board – Over the past few years, many of you have been contacting Dave Haglock when issues arose concerning cleaning, plumbing leaks, electrical issues, landscape, security, keys, etc. He has been gracious enough to deal with many of these issues. However, Dave is no longer a Director. He should not be contacted to address any of these issues. Contact one of the board members listed below. If you do contact Dave, we have asked him to direct you to one of the Directors listed below with your issue(s).

In general, if you have any issues you would like the board to address, please email them to any or all of us at the email addresses given below, or simply drop a note in the Association's mail box located next to the elevator on the first floor. **ONLY IN A LIFE THREATENING OR PROPERTY THREATENING EMERGENCY** should you contact any board member at their door or via phone!

If you have any questions or feedback, please come to the next board meeting or contact us via email or drop a note into the Association mail box next to the elevator.

Thank you.

Colonial Manor West Board

Tom Neubecker (#307), President, (tneubecker@gmail.com); Phone: (513)-503-1001

Larry Farst, Vice President, (larryfarst46@gmail.com)

Ricky Borman (#304), Secretary, (eborman@att.net); Phone: (954) 566-9793

Kevin Dunne, (#306) Treasurer, (kpduenne@comcast.net); Phone: (954) 533-3489

Ann Smalarz, (#208) Director, (smalarz57@aol.com); Phone: (954) 829-9974

Bank Balances (as of 1/1/15):

Operating Account:	\$96,411.29
Escrow Amount:	\$4,439.67 (included in above Operating Account)
Available Funds:	\$91,971.62

COLONIAL MANOR WEST CONDO ASSN.
Budget vs. Actuals: 2014 Budget - FY14 P&L
 January - December 2014

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
Allowance for Uncollectible		-\$1,000.00	\$1,000.00	0%
Laundry Income	\$1,814.50	\$1,000.00	\$814.50	181%
Maintenance Income	\$121,306.00	\$119,700.00	\$1,606.00	101%
Unapplied Cash Payment Income	\$10,137.00		\$10,137.00	
Total Income	\$133,257.50	\$119,700.00	\$13,557.50	111%
Gross Profit	\$133,257.50	\$119,700.00	\$13,557.50	111%
Expenses				
Accounting Fees	\$5,350.00	\$5,500.00	-\$150.00	97%
Common Area Expenses	\$1,420.97	\$2,000.00	-\$579.03	71%
Electricity				
Electricity - Main	\$3,006.00		\$3,006.00	
Electricity - Small Light	\$227.43		\$227.43	
Total Electricity	\$3,233.43	\$3,000.00	\$233.43	108%
Elevator Maintenance	\$1,529.26	\$2,500.00	-\$970.74	61%
Elevator Telephone Expense	\$592.94	\$1,000.00	-\$407.06	59%
Gas Expenses	\$2,156.03	\$1,500.00	\$656.03	144%
Insurance				
Commercial Property	\$8,910.70	\$13,000.00	-\$4,089.30	69%
Directors & Officers Liability	\$732.00	\$1,000.00	-\$268.00	73%
Fidelity & Crime	\$263.86	\$500.00	-\$236.14	53%
Flood	\$3,791.00		\$3,791.00	N/A
Windstorm	\$41,599.00	\$40,000.00	\$1,599.00	104%
Total Insurance	\$55,296.56	\$54,500.00	\$796.56	101%
Janitorial Services	\$4,150.00	\$4,500.00	-\$350.00	92%
Landscape Expenses	\$2,380.00	\$2,500.00	-\$120.00	95%
Legal Fees	\$112.50	\$2,000.00	-\$1,887.50	6%
Licenses & Permits	\$790.45	\$1,000.00	-\$209.55	79%
Miscellaneous	\$310.87	\$1,000.00	-\$689.13	31%
Pool Services	\$2,440.00	\$2,000.00	\$440.00	122%
Repair & Maintenance	\$37,911.49	\$14,000.00	\$23,911.49	271%
Roof Contract	\$7,001.00	\$7,000.00	\$1.00	100%
Waste Removal Services				
Waste Removal - Main	\$5,791.20		\$5,791.20	
Waste Removal - Recycling	\$1,212.93		\$1,212.93	
Total Waste Removal Services	\$7,004.13	\$6,700.00	\$304.13	105%
Water & Sewer Expenses	\$9,441.43	\$9,000.00	\$441.43	105%
Total Expenses	\$141,121.06	\$119,700.00	\$21,421.06	118%
Net Operating Income	-\$7,863.56	\$0.00	-\$7,863.56	
Net Income	-\$7,863.56	\$0.00	-\$7,863.56	