

Trailside Homeowner's Association

1890 SW Trailside Path

Stuart, FL 34997

(772) 408-3000 fax (772) 264-4602

31 May 2023

Trailside HOA Community:

As you are aware, in January 2023, and continuing to recently, there have been demands and requests to provide more thorough transparency of urgent maintenance items, long term maintenance items and their budget impacts, as well as quarterly expense and income status. Over the past 5 months, the board has pursued actions to provide the requested further transparency. Actions the board has taken include:

begun using Protocols, a Hobe Sound Bookkeeping and Secretarial company;

begun using Paradox Media to begin reactivation and maintain the Trailside Community website;

having Hinterland Group clean and scope all under-road culverts and attached catch basins, and, provide a report of required culvert repairs;

begun working with local contractors to evaluate the 6.5 miles of canals, along with the culverts draining into them, to identify areas requiring immediate corrective action, areas requiring maintenance, and determining the costs; and

instituted a formal Fines Committee and defining / documenting the Fines Process and Violations.

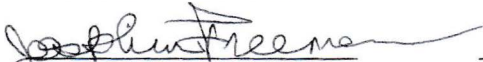
Each of these items has both a current and a long term cost associated with them. Unfortunately, with the many, many years of deferring maintenance, keeping dues as low as possible since the inception of the Trailside HOA and not building sufficient reserves, the board has determined that the quarterly dues must be increased \$333.33 / month or \$1,000 per quarter.

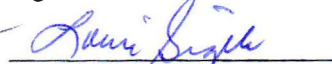
As of July 1st, 2023, (3rd quarter) Trailside HOA quarterly dues will be \$2,300 per quarter.


We know this increase is quite considerable and you will have numerous questions. For this reason, we have set up a special "Trailside HOA Budget Question and Answer" meeting for you to ask your questions about the increase. **It will be held at Indian River State College, Johnson Auditorium, 2400 S.E. Salerno Road, Stuart, FL on Wednesday, June 14, 2023 at 6:00 PM.**

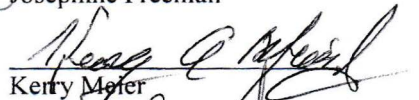
Respectfully Submitted,

HOA Board of Directors, present at meeting

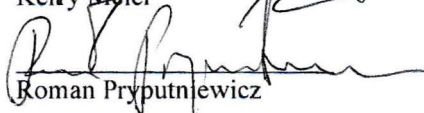

Josephine Freeman


Lorrie Gigele


Sharon Massaglia


Kerry Meier


Kyla Shay


Roman Pryputniewicz