

Winchester Courts HOA

MAR 2018



Sea Breeze
COMMUNITY MANAGEMENT SERVICES

President

Michael
McCarthy

Linda Pyburn

Vice President

Treasurer

Sharon Bell

Peggy Kroll

Secretary

Manager

Laura Carlisle

Welcome Newcomers!

We would like to welcome our new-comers to our Community and we hope you will be happy in your new home in Winchester Courts. This is a wonderful place, full of opportunities and in such close proximity to shopping, the beach, recreation and many good eating spots.

EMILY & OSCAR ZURITA
AMBER MUTCHLER
MAUREEN GREEN
SEAN PORTMAN &
NICOLE BALDUCCI
JANINE MARLEY
JOHN SANANTONIO &
GEORGE SULLIVAN
DONALD & LESLIE
KELLY

Keep Up To Date on your Community:

There is a lot going on in Winchester and the best way to keep the Community involved with updates is through email. It is cost-effective and quick. We do not have enough emails to use this type of communication. Go to your communities link at www.seabreezecms.com and complete the Email Update Form and return to laura@seabreezecms.com.

The Association is in discussion to paint the exterior of the buildings. Owners, if you have not started yet, you will need to repair and replace the trim around the windows and doors before painting starts.

Painting Soon!

IMPORTANT!!!

Tree Trimming and Common area plant cleanup/removal will take place this month. OWNERS—Take this time to remove all personal attachments from your fence. Remove all plant material from the either side of the fence. No plants may be touching the building and fence (keep plants 2 feet away on all sides). NOTHING is to be attached to buildings and fences.

New Fences will be installed the last week of March or the first week of April. If you would like to see the replacement fence list please visit our page at www.seabreezecms.com.

Fence painting will begin again in the community this month.

Thank you for your help to make this project move along.

Our Money at Work



The New Year is here and as we start our New Year's Resolutions your community is starting theirs to help improve Winchester Courts with the new Fences, Painting the new and Existing Fences, and cleaning up the property so that Hurricane Irma of 2017 is just talk of the past. The Association increased the Monthly Assessment on all owners an additional \$5.00, making the 2018 monthly assessment \$325.00 per month. Visit our page at www.seabreezecms.com to review a copy of the 2018 Budget. Your Treasurer created a chart below so that you can see where all the assessments are allocated each year.

QUESTIONS?



Phone: (561) 626-0917
 Fax: (561) 626-7143
 E-mail: laura@seabreezecms.com

Write to:
 Winchester Courts HOA, Inc.
 c/o Sea Breeze CMS, Inc.
 4227 Northlake Boulevard
 Palm Beach Gardens, FL. 33410

Or visit the Website at:
www.seabreezecms.com
 Log on, click on communities and click on the link under the Winchester Courts entry sign. The ARB form, (any changes to the existing unit). ACH form (for automatic assessment payment), rental application, sale application, parking decal form, pet registration form, rules and regulations, emergency procedures and previous newsletters are currently posted on the website.

Master Insurance:
 Contact insurance agent Floyd Nichols at Insurance Office of America at:
 561-776-0660

Board of Directors Meetings

Time: 6:45 pm

Date: Thursday March 22, 2018 (4th Thursday of Month)

Location: Sea Breeze CMS Office

4227 Northlake Blvd, Palm Beach Gardens

	APPROVED BUDGET 2018	PERCENT OF TOTAL
Reserve Expense	\$161,354.76	29.55%
Building Insurance	\$117,000.00	21.43%
Cable TV	\$101,309.00	18.55%
Landscape Maintenance	\$ 60,600.00	11.10%
Common Area Maintenance & Labor	\$ 26,000.00	4.76%
Property Management Fees	\$ 24,060.00	4.41%
Pest Control	\$ 10,000.00	1.83%
Irrigation Maint	\$ 10,000.00	1.83%
Tree Trimming	\$ 8,500.00	1.56%
Roof Maintenance	\$ 5,000.00	0.92%
Landscape - Other	\$ 4,400.00	0.81%
Electric	\$ 4,265.00	0.78%
Audit	\$ 3,200.00	0.59%
Clean Sidewalks & repairs	\$ 3,100.00	0.57%
Administration Expense	\$ 2,150.00	0.39%
Legal Fees	\$ 1,200.00	0.22%
Common Area Lighting	\$ 1,000.00	0.18%
Lake Maintenance	\$ 900.00	0.16%
Irrig. Water E. End Hazel	\$ 500.00	0.09%
Fence Repairs	\$ 500.00	0.09%
Miscellaneous	\$ 500.00	0.09%
Gutter Maintenance	\$ 300.00	0.05%
Bank Fees & Charges	\$ 100.00	0.02%
Taxes/Licenses	\$ 61.24	0.01%
Totals	\$546,000.00	