

May 5, 2025

Dear Twin Villa Homeowners:

This week you will be receiving a ballot, either an electronic ballot or a proxy ballot to approve the Twin Villa merger with JBCC. The Twin Villa Board of Directors met Wednesday April 30, 2025, and unanimously approved the Plan of Merger and the amendment to the Declarations. Please see attached for each of these. The Plan of Merger requires a 30% yes vote, and the amendment to the Declarations requires a 75% yes vote.

For background on the Plan of Merger, please see the attached letter (sent Dec 17, 2024) and the PowerPoint presentation on the JBCCHOA.com website (Homeowners>Villa Neighborhoods>Twin Villas). If you have any questions or concerns, feel free to call me, Dorothy Weyer, or any of the Twin Villa Board of Directors (Judy Hopkins, Robert Binford, Liz Perry).

The amendment to the Declarations is to delete roof cleaning from future obligation by the association. Currently, more than half the roofs have been replaced with standing seam metal roofs. These do not require cleaning. The remaining tile roofs were cleaned in January 2025. It is anticipated that many of these older tile roofs will be replaced in the next few years, and if replaced with metal, will not require cleaning. The Twin Villa Board of Directors agreed that extra reserve funds for potential roof cleaning should not be collected going forward, nor would it be equitable for the homeowners who will not require this service.

Our reserves collected to date, and future collection, will be used specifically for painting of the Villa units. The next painting of our villas will take place in 2026.

Once the Plan of Merger is approved by you and the JBCC community at large, we will transition our neighborhood services (Tony's Landscape, Native Green, and Controlled Irrigation) to the JBCC service providers.

Please vote as soon as you receive your electronic ballot or emailed/mailed proxy form. Again, please call me at 860-391-9972 if you have any questions about this merger.

I will keep you informed of our progress.

Kind regards,

Marty Purdy

Secretary/Treasurer Twin Villa Neighborhood at JBCC Association  
For the Twin Villa Board of Directors

Attachments: Plan of Merger, Proposed Amendment to Supp Declaration, Limited Proxy, and Dec 17, 2024 letter

**JENSEN BEACH COUNTRY CLUB ASSOCIATION, INC.**  
**AND**  
**TWIN VILLA NEIGHBORHOOD AT JENSEN BEACH COUNTRY CLUB**  
**ASSOCIATION, INC.**

**PLAN OF MERGER**

The following Plan of Merger is submitted in compliance with Section 617.1101 Florida Statutes (2024). The name and jurisdiction of the surviving corporation is Jensen Beach Country Club Association, Inc., a Florida Not-For-Profit Corporation.

The name and jurisdiction of the merging corporation is Twin Villa Neighborhood at Jensen Beach Country Club Association, Inc., a Florida Not-For-Profit Corporation.

The terms and conditions of the merger are as follows:

- The corporations are merging to provide one (1) entity to provide for the maintenance, preservation and architectural control within Jensen Beach Country Club and the Twin Villa Neighborhood.

There are no changes in the Articles of Incorporation of the surviving corporation.

There are no other provisions relating to the merger.

**PROPOSED AMENDMENT TO THE  
SUPPLEMENTAL DECLARATION OF RESTRICTIONS AND COVENANTS  
FOR  
TWIN VILLA NEIGHBORHOOD**

The following is a proposed amendment to Section 10.2 of the Supplemental Declaration of Restrictions and Covenants for Twin Villa Neighborhood.

(Underlining indicates language to be added; strikethrough indicates language to be deleted.)

1. Section 10.2 is hereby amended as follows:

10.2 ~~Roof Cleaning, Painting and Exterior Maintenance.~~ Neighborhood Association shall periodically clean the Roof of each Home. ~~In addition,~~ The Neighborhood Association shall be responsible for painting the exterior of each Twin Villa Home. Neighborhood Association may also elect, from time to time, to maintain other portions of the exterior of each Home. Neighborhood Association shall be named as an additional insured on insurance policies of Homes. EACH OWNER ACKNOWLEDGES THAT SOME HOMES MAY HAVE ROOFS AND EXTERIOR WALLS THAT ARE LARGER OR SMALLER THAN THE ROOFS OR EXTERIOR WALLS OF OTHER HOMES.

**LIMITED PROXY**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned owner of \_\_\_\_\_ (Property Address) in Twin Villa Neighborhood hereby constitutes and appoints the Secretary of the Association, his designee, or \_\_\_\_\_, as my proxy holder to attend the Meeting of the Members of Twin Villa Neighborhood at Jensen Beach Country Club Association, Inc., to be held on \_\_\_\_\_, **2025**, at \_\_\_\_\_ **a.m./ p.m.**, at \_\_\_\_\_. The proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with powers of substitution, including voting on procedural matters, except that my proxy holder's authority is limited on the matters set forth below as indicated:

**Limited Powers**

**(FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES YOU MUST INDICATE YOUR PREFERENCE IN THE BLANK(S) PROVIDED BELOW)**

1. Do you approve the Plan of Merger merging Jensen Beach Country Club Association, Inc., and Twin Villa Neighborhood at Jensen Beach Country Club Association, Inc., into one (1) surviving corporation, Jensen Beach Country Club Association, Inc.?

\_\_\_\_\_ **YES**

\_\_\_\_\_ **NO**

2. Do you approve the proposed amendment to Section 10.2 of the Supplemental Declaration to remove the requirement of the Neighborhood Association to periodically clean the Roof of each Home?

\_\_\_\_\_ **YES**

\_\_\_\_\_ **NO**

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done in the premises, whether at the meeting referred to above or at any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

DATED: \_\_\_\_\_, 2025.

\_\_\_\_\_  
OWNER OR DESIGNATED VOTER

\_\_\_\_\_  
OWNER OR DESIGNATED VOTER

December 17, 2024

Dear Neighbors:

On Nov 12, 2024, the Twin Villa Neighborhood Board of Directors presented to our community a case for merging the Twin Villa HOA with the JBCC HOA. This letter summarizes that presentation and next steps.

Background: Twin Villas is the only sub-HOA in JBCC. In recent years, our sub-association (Twin Villa HOA) has not, nor is expected, to be able to provide services above the minimum required by our governing documents. With price increases for services, insurance, and the need for increased reserves for villa painting, the Twin Villa HOA is no longer able to provide additional services, as we have been able to in the past.

Historically, the Twin Villa HOA was able to provide services above the minimum required, landscaping, irrigation, pest/fertilization, painting, and roof cleaning. These additional services were oak and palm tree trimming, driveway and walkway cleaning/sealing, and front and backyard mulching.

We face several challenges in continuing as we have.

- There is a lack of interest in homeowners becoming active Board members. Time commitment, extensive State mandated training, lack of interest, lack of knowledge, and/or lack of administration skills are factors. Often issue resolution with vendors falls upon one Board member (President) and can be very time-consuming to resolve or is not resolved to the satisfaction of the homeowner.
- Cost containment is challenging. Vendor services and insurance costs continue to escalate. Over the last few years, the cost of services has increased, and some were not anticipated given the effect of post-pandemic price increases, for example the price to paint our buildings.
- Vendor stability/quality/accessibility have been issues. Getting vendors to return to the neighborhood to rectify issues in a timely or cost-effective manner, have been problematic.
- There is redundancy of effort between Twin Villa Board and JBCC Board responsibilities. The increasing requirements under FL Stat. Chapter 720, require extensive training and continuing education.
- There is often new, and occasionally established, homeowner confusion regarding Twin Villa HOA – payments and services provided.

Some benefits of merging with the JBCC HOA are –

- One-stop issue resolution through a professional property manager.
- Professional management company (Campbell) and experienced Property Manager and Assistant on site.
- Bulk contract cost savings. Vendor bids and contracts through one centralized system.
- Irrigation fixes taken care of by HOA. Homeowner will not be responsible for securing and paying a vendor for any basic irrigation issues, not caused by homeowner negligence.
- Consolidated quarterly fee payment.

For details on current and projected budget and quarterly maintenance fees, service providers, logistics and timing for merge, and funds accounting, please refer to Appendix A below or the Presentation slides on the JBCCHOA.com website (see Homeowners > Villa Neighborhoods > Twin Villa Neighborhood > Annual Meeting Nov 12, 2024).

For the Twin Villa Board to assess homeowner interest to merge the sub-HOA, Twin Villa Neighborhood Association, with JBCC HOA, please click the Survey link below (just one question!) to register your interest. Questions and comments can also be entered into the survey form and are welcomed. Please complete the survey by Dec 24.

<https://forms.gle/nZhoKHifG4nbpDBf9>

*If you have difficulty with this link, e.g. its requiring you to enter a google password, just let me know and I will email the link to the survey to you directly.*

Results will be shared, along with questions/answers and comments. A member meeting with a formal proxy vote will be scheduled at the end of January or early February 2025.

Thank you for taking the time to read through this letter and answering the survey question.

With Kind Regards,

*Marty Purdy*

Secretary/Treasurer for Twin Villas Neighborhood Board of Directors

Cc: Dorothy Weyer, Robert Binford, Liz Perry, Judy Hopkins

## APPENDIX A

### Current and future neighborhood costs

	Twin Villa 2024	Twin Villa 2025	Merge Under JBCC 2025	Estimate under JBCC 2026
Administrative	6806	7465	-----	-----
Landscaping	25080	26334	32148	33113
Irrigation	3240	3240	7800	7800
Fert/Disease/Pest	9250	9280	9000	9000
Reserves*	25125	29692	29692	~15000
Misc	500	500	-----	-----
TOTAL	70000	76511	78640	64913
Fee per Quarter	350	383	393	324

\* For 2026, reserve amount should decrease. Reserves for Villa painting q8yrs.

### Service Providers:

- JBCC Landscape – Service provider is M&M – services are the same as we receive from Tony’s Landscape
- JBCC Irrigation – Service provider is M&M – services are more than we receive from Controlled Irrigation plus no charges to homeowner for fixes for non-negligent breaks or additional checks
- JBCC Fert/Disease/Pest – Service provider is Tony’s Pest – services similar to what we receive from Native Green (every other month) except Tony’s pest is monthly treatment program.

### Merge Details and Proposed Timeline

#### Merge requires

- Each Association BOD adopts a resolution approving Plan of Merger
- Each Association membership must approve merger by 30%
- Estimated legal fees should not exceed \$7000

#### Proposed Timeline

- Nov 12, 2024 TV BOD and HO discussion on merge
- Dec 2024 member survey with questions/comments addressed
- Jan/Feb 2025 – TV member meeting/proxy for 30% approval vote
- March 27, 2025 – JBCC Annual meeting w all member vote for 30% approval vote
- June 30, 2025 – Merge complete

### Quarterly Maintenance Fees

- If merger is approved, for 2025 you will still make 1<sup>st</sup> and 2<sup>nd</sup> quarter maintenance fees for 2025 payable to Twin Villas.
- Once merge is complete, quarterly maintenance fees will be one unified payment through Campbell.

### Accounting for Merge

- Twin Villa vendors to receive final payments.
- Legal fees –
  - Any remaining funds in operating budget will be applied to offset legal fees for the merge
  - \$7000 legal fees to be paid by Twin Villas
  - Special Assessment for remainder – max ~\$140 per unit
- Reserves – Will be transferred to separate accounting line in JBCC budget
- Twin Villa neighborhood services and costs (landscaping, irrigation, pest/disease/fert) will still be transparent in the master budget and posted on the JBCC HOA website.