



Twin Villas Neighborhood Association – a sub-association in JBCC

**Considerations for merge into
JBCC HOA**

November 12, 2024

Agenda

- Background
- Issues/Considerations
- Vendors and Costs
- Benefits
- Merge Details and Proposed Timeline
- Accounting for Merge



Background



- Historically, the TV HOA was able to provide services above the minimum required by our governing documents, for a lower cost than other villa neighborhoods in JBCC.
 - These services are lawn and landscape maintenance, irrigation maintenance, fertilization/disease/pest service, villa exterior painting, and tile roof cleaning.
- Other services had included – oak and palm tree trimming
- Driveway and walkway cleaning and sealing
- Mulching front and back
- Twin Villas is the only sub-HOA in JBCC

Issues/Consideration

Over the last few years, cost of services have increased, some exponentially and not anticipated given the effect of post-pandemic price increases, for example the price to paint our buildings.

Issues/Considerations



- Dollar for dollar, TV sub-HOA cannot offer additional services beyond our requirements (landscape, irrigation, fert/disease/pest, painting, roof cleaning)
- Cost containment is challenging
- Lack of interest in being a Board member – time commitment, State mandated training, knowledge, administration
- Redundancy of effort – TV Board and JBCC Board (Increasing requirements under FL Stat. Chapter 720)
- Vendor management – Costs/stability/quality/accessibility
- New homeowner confusion regarding TV sub-HOA – payments, services

Vendors

- Landscape – JBCC service provider is M&M – same services as we receive from Tony’s Landscape.
- Irrigation – JBCC service provider is M&M – services are more than we receive from Controlled Irrigation plus no charges to HO for fixes for non-negligent breaks or additional checks. On-site daily if emergency issue.
- Fert/Disease/Pest – JBCC service provider is Tony’s Pest – services are similar to what we receive from Native Green except TP is a monthly treatment program

NEIGHBORHOOD COSTS	Twin Villa 2024	Twin Villa 2025
Administrative	6806	7465
Landscaping (Tony's Landscape)	25080	26334
Irrigation (Controlled Irrigation)	3240	3240
Fert/Disease/Pest (Native Green)	9250	9280
Reserves*	25125	29692
Misc	500	500
TOTAL	70000	76511
Fee per Quarter	350	383

* Reserves for Villa painting q8yrs, and tile roof cleaning as needed

NEIGHBORHOOD COSTS	Twin Villa 2024	Twin Villa 2025	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

* reserve requirement for 2026 will be similar to 2025. For 2026, reserve amount will decrease. Reserves for Villa painting q8yrs, and tile roof cleaning as needed

Benefits

- One-stop issue resolution
- Irrigation fixes – no pay by HO, M&M is readily available
- Bulk contract cost savings
- Professional management company (Campbell) and experienced Property Manager on site.
- Consolidated quarterly fee payment

Merge Details

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
- Nov-Dec member survey with questions addressed
- Jan 2025 – TV member meeting/proxy for 30% approval
- March 27, 2025 – JBCC Annual meeting w member vote 30% approval
- June 30, 2025 – Merge complete

Proposed Timeline

- If approved, for 2025 you will still make 1st and 2nd quarter maintenance fees for 2025 payable to Twin Villas.
- Once merge complete quarterly maintenance fees will be one unified payment through Campbell. For 2025 this should be for 3Q and 4Q 2025.

Accounting

- Vendors to receive final payments.
- Legal fees –
 - Any remaining funds in operating budget will be applied to offset legal fee for 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 website.



Thank you

Questions?

Marty Purdy for Twin Villas Neighborhood