

# Florida Club Condominium Association, Inc.

500 Florida Club Blvd  
St. Augustine, FL 32084  
904.829.8115

Dear Florida Club Unit Owners,

12/19/2006

The Board of Director's and the manager of Florida Club Condominiums would like to inform you of the improvements and money saving changes here at the condominiums in 2006. First, is a list of changes that has saved the Association substantial money this year and will continue to do so in the future.

	<u><b>Annual Savings</b></u>
Changed Landscaping Companies	\$14,160
Reduced Personnel	\$23,902
New Multi-Family Security Contract	\$15,840
Discontinued Coffee Service (Clubhouse)	\$ 1,200
Discontinued Plant Service (Clubhouse)	\$ 1,200
New Muzak (amenities music) Contract	\$ 1,600
New Copier Contract	\$ 1,944
Discontinued Pool Service (Now in-house)	\$ 3,600
Hired On-Site Manager	\$47,520
<u>Closing Spa from Dec-Feb</u>	<u>\$ 3,000</u>
<b>Total Estimated Savings</b>	<b>\$113,966</b>

Also listed are the improvements or emergencies performed without any assessment or increase in the budget due to the previous savings:

	<u><b>Expenditures</b></u>
Funded 2007 Reserves	\$54,993
Replaced Golf Net	\$ 6,800
Replaced Sod, Trees and Shrubs	\$ 4,430
Installed Dog Waste Stations	\$ 1,395
Installed Speed Bumps	\$ 2,400
Installed Stop Signs	\$ 109
Replaced Building Sign	\$ 685
Replaced damages to mirror/wall (fitness center)	\$ 516
Replaced Treadmill	\$5,745
Picnic Area	\$5,285
Replaced Marcacite (Spa Coating)	\$2,000
Replaced Pool and Spa Pumps	\$1,437
Replaced Motor in Pond Fountains	\$1,200
Repaired Damaged Water Lines at Fountain	
(Due to damages from a careless, unidentified driver)	\$1,790
Security/Patrol/Lockup by Off Duty Officer	\$6,000
New Paint/Mirror Fitness Center	\$1,000
Replaced Irrigation Timer	\$ 500
Replaced Irrigation Heads in Various Areas	\$3,600
Replaced Irrigation Valves in Various Areas	\$4,500
<u>Replaced Irrigation Lines in Various Area</u>	<u>\$3,200</u>
<b>Estimated Expenditures</b>	<b>\$107,585</b>

We are very proud of what we were able to accomplish with the help of each of you being supportive and also very timely in your payment of Association Dues. We are especially happy that we are going into our third year without any increase in our dues, despite the increases in insurance, electricity and other pertinent expenses. If you have any suggestions for improvement of our condos please let us hear from you. It has been our pleasure serving each and every one of you. We wish all of you a very happy and prosperous New Year.

Sincerely yours,

Signature on file

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Ray Hicks, Association President

Signature on file

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Alice DeMent, Association Secretary

Signature on file

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Bill Poole, Association Treasurer

Signature on file

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Marian Morton, Community Association Manager

\*Disclaimer: These figures are approximate amounts that have not been audited at this point, but will be in 2007.