HOME OWNERS ASSOCIATION

YOUR VOICE IN THE COMMUNITY

PRESERVE AT WILDWOOD NEWSLETTER

NOVEMBER 2026

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BOD Message

HOA Goals for 2026-2027

HOA Communications

HOA MEETING:

December 3rd 2026

5:30 PM

Join Zoom Meeting:

Join Zoom Meeting
https://us02web.zoom.us/j/89774663882?pwd=nPOakiv9PH8GYEkcWSa2wDSukLD47C.1

Meeting ID: 897 7466 3882
Passcode: 286920

One Tap Mobile
305-224-1968
646-931-3860

Greetings homeowners.

We have incredibly good news. We have confirmation from Tommy Mashburn, project engineer for St Johns County Road Department, that our roads will be repaved between January - February 2027. We will be given notice a few weeks advance of the work with details about the project and ingress/egress for the community.

Our next scheduled **Board Meeting is December 3, 2026, at 5:30**. We will meet in Coastal Realty office boardroom. The meeting will also be available via Zoom and **we encourage all homeowners to attend in person or join the meeting**. The link will be listed on our website at www.preserveatwildwood.com or scan the bottom QR code. We will be discussing and adopting our budget for 2027.

As we gathered quotes for landscape and pond maintenance, our current landscape contractor made us aware that the larger stormwater drainage pond was experiencing bank failure in four locations. Our CCR documents indicate the HOA is responsible for maintenance of the Stormwater Drainage System, so we immediately began the process of evaluating that situation and getting quotes to make repairs. **You will see an increase in next year's assessment due to these stormwater repairs. The amount needed for immediate repairs is $125 per household**. Additionally, we have decided to start a dedicated reserve account for Stormwater Maintenance to ensure we have funds for future repairs.

We currently have enough in general reserves to pay for about four months of our 2027 contractual obligations, so we have lowered the amount going into this "Pooled Reserves" from $50 per household per year to $15 per household for 2027. We are budgeting $50 per household in 2027 for the newly created "Stormwater Reserve" fund. By adding to this Stormwater Reserve annually, it will ensure that we have some funds in the future to do ongoing stormwater repairs/maintenance without large assessments.

Please attend the budget meeting to discuss any of the questions you may have concerning upcoming expenses and reserves. We represent you and want your input as we make these important decisions for our community.

We have also made a Board decision to pass along the cost to a homeowner when a Notice of Late Assessment or a 2nd Violation Notice is sent by certified mail. The certified mailing cost will be charged to the owner who has to be notified in this manner.

Thank you for your confidence and support as we continue to serve and make decisions for the future good of our community.

The Board Of Directors