



Sept.
2025



A moment of silence



American Medical Hearing Center

- **Your Fort Myers / Daniels
Parkway / Lehigh
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Expert**

JAMAICA BAY HOMEOWNERS ASSOCIATION

Financial Summary < > August 2025

Neighbors Helping Neighbors Grant Fund

Balance as of 06 30 25	\$46 143
Interest Income	0
Donations	0
Reimbursements	0
Grants Awarded (0)	(0)
Operational Expenses	(0)
Balance as of 07 31 25	\$46 143

Dollar value are rounded fo illustrative purposes only

JAMAICA BAY HOMEOWNERS ASSOCIATION

Financial Summary < > August 2025

General Fund

Balance as of 07/31/25	\$262,576
Interest Income	955
Other Income H&G	2,010
New Members (4)	400
Member Refunds (1)	(100)
Operational Expenses	(117)
Balance as of 08/31/25	\$265,724

Might as well jump right in



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Your Rent Team for 2025

- Steve Albert
- Susan Cooney
- Darlene Conard
- Pam Dodoff
- Jane Lilley

An aerial photograph of a beach with turquoise waves crashing onto the shore. A person wearing a yellow hat is visible on the sand near the water's edge. The text is overlaid on the image in a bold, black, sans-serif font.

Was it a good summer???

- We started our meetings on 5/2**
- We have met, as a team, two dozen times**
- Steve, and or Susan and I have met an additional 8 times**

Additionally, the team visited all of the parks sited in the appraisal report so we could get a first hand impression.



We got a little brain dead

**In addition, as a team, we
have met with Cove – Mike
Rosenhagen, Regional; Dawn
Rampf, COO; Myra Carroll,
our Park Manager and Abbie
Hoheisel**

**As if we weren't sick of
each other enough.....**

- We also met twice with the
HOA's lawyer.

Preparation:

- Extensive research was done by this team. No stone was left unturned. We were advised going into the Cove meeting – they wouldn't have a number for us. They didn't.

Before I tell you what we have learned

- Rest assured – we have your backs. We are taking this all the way. We are pushing hard for YOU!

What we know

- OUR GOAL: Best rental rate possible
- We paid \$3,700 for a professional appraisal which compared us to 5 other communities and rated JBV - "Average" and compared to other Parks, Market rent should not exceed \$1,200 before taxes

Con't

- We highlighted the CPI 2.7% compared to 9% - last rental talk
- We spoke to the 2 pages of lost services and how a rent reduction was required
- We spoke of the current situation – 45 empty lots

Con't

- Only 6 new homes coming in
- Cove has the new property tax rate but wasn't in a position to share yet.
- They agreed to another meeting set for Sept 24th.

Con't

- Per 723 – they have to send out a 90 day notice to all residents – on Sept. 24th they will have to know what will be in that notice.

Con't

- Unfortunately also per 723, they do not have to tell the HOA prior to mailing out the notice.

What we don't know.....

- We don't know what the rental percentage increase will be.
 - We don't know what else they are going to try and get in there.
- EXCEPT** for

Changes in Lot Designations

- Before I get into this, let me be very clear – it will affect current home owners only when/if they sell.
- It will not affect you till then!!!!

New Lot Designations

- There are 8 categories and they range from a low of \$1624 to a high of \$1725. We will put their map up on our web page.

Attorney Meeting yesterday

- We provided our attorney with all the potential issues that we see. She is attending to them line by line and will discuss with us prior to our next Cove meeting.

Lawyers initial comments:

- She felt that we had good arguments.
- She thought we had done an extraordinary amount of research and we were well prepared.

Our plans

- We are all hoping for a negotiation that results in a **reasonable** outcome but we are prepared for a long battle.

Here is the Process

- You are going to get the 90 notice of proposed rent increase
- The HOA will get a copy and we will begin the process as outlined in 723 and as discussed with our attorney






Consumer Price Index (CPI)

BASKET OF GOODS AND SERVICES



Explanation

Consumer Price Index (CPI)

-  Source: Bureau of Labor Statistics (BLS)
- Key Points:
 -  CPI measures the average change over time in the prices paid by consumers for a basket of goods and services
 -  Each item in the basket is assigned a weight to reflect its importance in consumer's budget
 -  Top five areas are Food and Beverages, Housing, Apparel, Transportation, and Medical Care
 -  It's a key indicator of inflation and cost of living

Con't

Detailed Goods and Services for CPI

- Food and Beverages
- Housing (Rent, Utilities, Household Goods)
- Apparel
- Transportation (Public Transit, Gasoline, Vehicles)
- Medical Care (Health Insurance, Services, Drugs)
- Recreation (Entertainment, Electronics, Pets)
- Education and Communication (Tuition, Internet, Phones)
- Other Goods and Services (Personal Care, Tobacco, etc.)

October HOA Meeting

- Due to the Veranda floor being done, we can't have a meeting there. We are looking at other venues. We will keep you advised.

Questions?????????

