



Laureate Park Master HOA

Annual Budget Meeting 6:00 – 6:30

Community Meeting 6:30 – 8:00

January 28, 2016

Lakehouse

MEETING AGENDA

A. 2016 Annual Meeting – Budget Review

- Presentation of the 2016 Budget – John Gallagher
- Audience comments
- Approval of 2016 Budget

B. Community Meeting

HOA Topics

- Formation of the Traffic Committee
- Update on Home Rental Policies
- Stormwater Pond Use
- Street Parking Rules
- DRB Landscape Updates (resident committee)
- Resident ID Program
- Start of monthly informal meetings (4th Tuesday)
- Resident Advisory Committee

Laureate Park Village Center (now open)

- Lakehouse use
- Fitness Center
- Parking

C. Development Update

Laureate Park

- Laureate Park OCPS Elementary School
- City Park update
- New phases and parks
- New Laureate Park roadways

Broader Lake Nona Development

- Lake Nona Blvd
- USTA
- Lake Nona Town Center
- Lake Nona Landing

Introduction from Canvas

Comments

- Join us 1/29 an Orlando City Soccer announcement

ANNUAL MEETING – 2016 BUDGET

HIGHLIGHTS OF BUDGET

- 2016 Budget represents a \$183 annual increase compared to 2015 (not including Dais pass through)
 - Majority of increase due to increased amenity level and staffing
 - This fee is projected to stabilize after this year
 - HOA fees are typical (or lower) than analogue associations

HOA Budget Comparison

Single Family Home (without Dais)

	2016 BUDGET			2015 ANNUAL
	Monthly	Quarterly	Annual	
Base	\$26.84	\$80.52	\$322.08	\$306.60
Amenity Fees	\$29.00	\$87.00	\$348.00	\$180.00
Total	\$55.84	\$167.52	\$670.08	\$486.60

Compared to other area communities

<i>Baldwin Park</i>	\$57	\$172	\$689
<i>Celebration</i>	\$76	\$228	\$912
<i>NorthLake Park</i>	\$102	\$305	\$1,220
<i>Lake Nona Golf & Country Club</i>	\$498	\$1,495	\$5,980
<i>Eagle Creek</i>	\$139	\$416	\$1,664

ANNUAL MEETING – 2016 BUDGET

SINGLE FAMILY

	2016 BUDGET			2015 ANNUAL
	Monthly	Quarterly	Annual	
Base	\$26.84	\$80.52	\$322.08	\$306.60
Amenity Fees	\$29.00	\$87.00	\$348.00	\$180.00
Dais Telecomm	\$80.89	\$242.67	\$970.68	\$925.44
Total	\$136.73	\$410.19	\$1,640.76	\$1,412.04

DUPLEX

	2016 BUDGET			2015 ANNUAL
	Monthly	Quarterly	Annual	
Base	\$26.84	\$80.52	\$322.08	\$306.60
Amenity Fees	\$29.00	\$87.00	\$348.00	\$180.00
Dais Telecomm	\$80.89	\$242.67	\$970.68	\$925.44
Lawn, Irrigation, Insurance, Termite	\$166.50	\$499.50	\$1,998.00	\$1,950.00
Total	\$303.23	\$909.69	\$3,638.76	\$3,362.04

TOWNHOME

	2016 BUDGET			2015 ANNUAL
	Monthly	Quarterly	Annual	
Base	\$26.84	\$80.52	\$322.08	\$306.60
Amenity Fees	\$29.00	\$87.00	\$348.00	\$180.00
Dais Telecomm	\$80.89	\$242.67	\$970.68	\$925.44
Lawn, Irrigation, Insurance, Termite	\$144.67	\$434.01	\$1,736.04	\$1,688.00
Total	\$281.40	\$844.20	\$3,376.80	\$3,100.04

HOA Topics

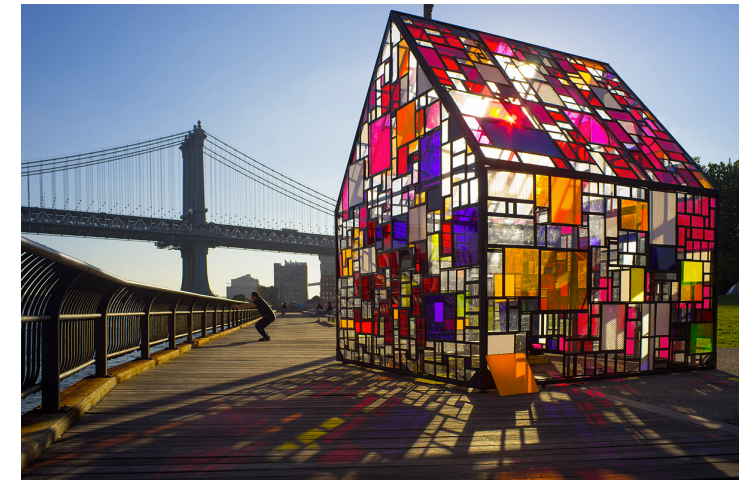
- **Traffic Committee**
 - First meeting held on January 26th
 - Development of the Traffic Calming Plan
 - Next meeting dates
- **Update on Rental Policies**
 - Board is considering new language to rental procedures
 - Gives board approval right for home rentals
 - Board still reviewing and will make decision for next meeting
- **Stormwater Pond Use**
 - Lake Nona Property Holdings will approve use on SMA-88 (pond by Lakehouse)
 - All use will require sticker issued from the Greenway Park Improvement District
 - Acknowledgement of rules and waiver of liability.
 - Determining best 'launch' spot and timing to allow use (Spring)
- **Parking**
 - By-laws dictate that owners are allowed to have the total number of cars that could be parked in their driveway and garage.
 - Street parking policies are dictated per City of Orlando (cars cannot stay on street 'unmoved' for more than 72 hours.

COMMUNITY MEETING

- **DRB Landscape Updates**
 - Tavistock Development and Resident Committee have been revising rules
 - 'Wine and Learn' meeting tentatively planned for 2/23 from 5:00-7:00 at Lakehouse
- **Resident ID Card Program**
 - Will be looking to introduce in the Spring
 - For use at Aquatic Center and LP Fit
- **Monthly Informal Meetings (4th Tuesday of each month 5:00 to 7:00 at the Lakehouse)**
 - First meeting will be the February 23rd DRB meeting
- **Resident Advisory Committee has been formed**
 - Committee determined with following criteria:
 - Representation from various phases of Laureate Park
 - Representation from varying lengths of living at Laureate Park
 - Representation from varying ages or life stages
 - Experience participating in community or other governance boards
 - Committee will meet bi-monthly

LAUREATE PARK VILLAGE CENTER (NOW OPEN)

- **Lakehouse**
 - Will be able to begin taking reservations by mid-February
 - Rental details on separate sheet
 - \$100/hour for Laureate Park residents (\$200/hour for non-residents)
 - 'Community' events have no fee (bunco, crafts, etc)
 - There are restrictions to these events with regard to timing and qualifications
 - Laureate Park residents have advance reservation potential
- **LP Fit**
 - Hours are have been moved up to open at 5:00 AM due to demand
 - Over the next two months, we will be requiring a signature of acceptance of the rules
 - Failure to sign will result in key fob deactivation
- **Parking**
 - We are setting up 'LP Fit & Aquatic Center Use Only' spaces in the front of the Aquatic Center (angle parks) and behind LP Fit.
 - Canvas is also working to add more signage to direct cars to back parking lot
- **'Glass House' sculpture**



DEVELOPMENT UPDATE (SEE MAP ON FOLLOWING PAGE)

- **Orange County Public Schools – Elementary School Site**
 - Located on Laureate Blvd., south of Benevente
 - Finalizing contract with OCPS, but no firm date on school opening
- **City of Orlando Park**
 - Timing of the park is been tied to an agreement with GOAA, City of Orlando, NorthLake Park and Tavistock
 - No set timetable, but current plans call for several multi-use fields as well as trails throughout the Primary Conservation Network
- **Phase 6 (Taylor Morrison)**
 - 151 homes in total over three phases
 - Summer 2016 projected opening
- **Neighborhood Center (behind Lakehouse)**
 - Three-story townhomes (some with roof decks) and smaller lot custom homes on the water
 - Construction commences in April
- **Phase 7 (Granger Ave - North)**
 - Similar lot types to Phase 5
 - 'Cottage' type (Jewel Boxes) homes will be introduced

DEVELOPMENT UPDATE – ROADS AND NEW PHASES

PHASE 5A – Development complete
PHASE 5B – Development complete
PHASE 6 – Development underway – P1 complete in Summer
PHASE 7 – Development begins 2Q of 2016
NEIGHBORHOOD CENTER – Development begins 1Q of 2016

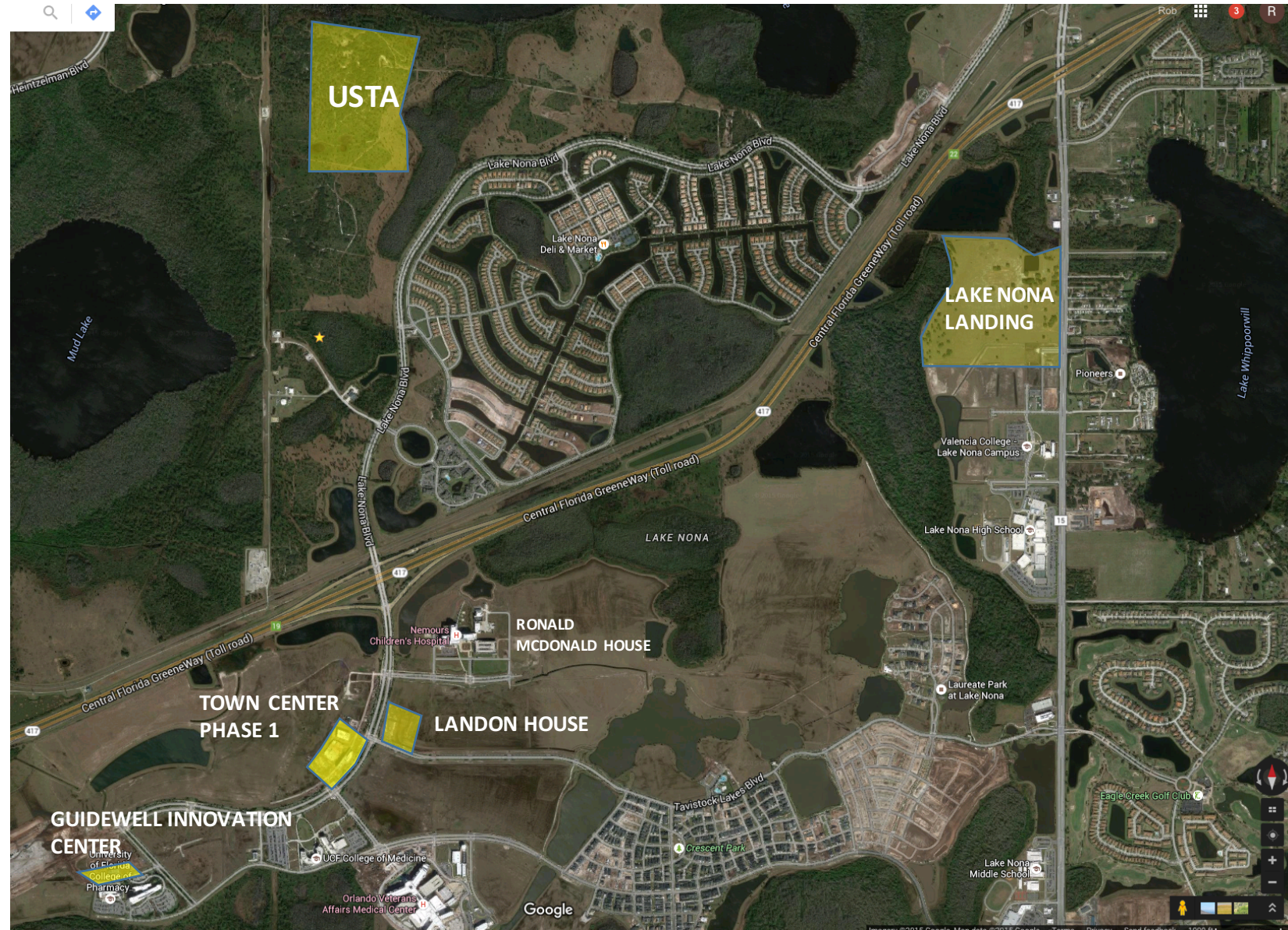


BROADER LAKE NONA DEVELOPMENT UPDATE



- **Lake Nona Blvd Complete to Boggy Creek**
- **USTA National Campus**
 - Projected to open in November
- **Lake Nona Town Center (Phase 1)**
 - Tavistock's 2nd restaurant is under construction
 - Negotiating leases with three other restaurants
- **Lake Nona Landing**
 - Planning still continues

OTHER LAKE NONA DEVELOPMENT



CANVAS MARKET AND RESTAURANT



