



ARTEMIS



Lifestyles

Laureate Park

May 21, 2024

Townhall Meeting

Meet Your Team



Diane Braswell

CEO

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Belinda Wilhelmson

Senior Director of Community Management

BelindaW@artemislifestyles.com



Michelle Arditi, LCAM

Senior Community Manager

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Meet Your Team



Denise Burgos, LCAM

Community Association Manager

dburgos@artemislifestyles.com

Day-to-day operations, vendor relationships, special projects, etc.



Brenda Elliott, LCAM

Community Association Manager

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Oversees the Architectural Applications, and day-to-day operations



Ileen Santiago, LCAM

Community Association Manager

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Covenants Inspections, Leases, and day-to-day operations

Meet Your Berman Team

Samuel Saunders

Account Manager

DJ Batten

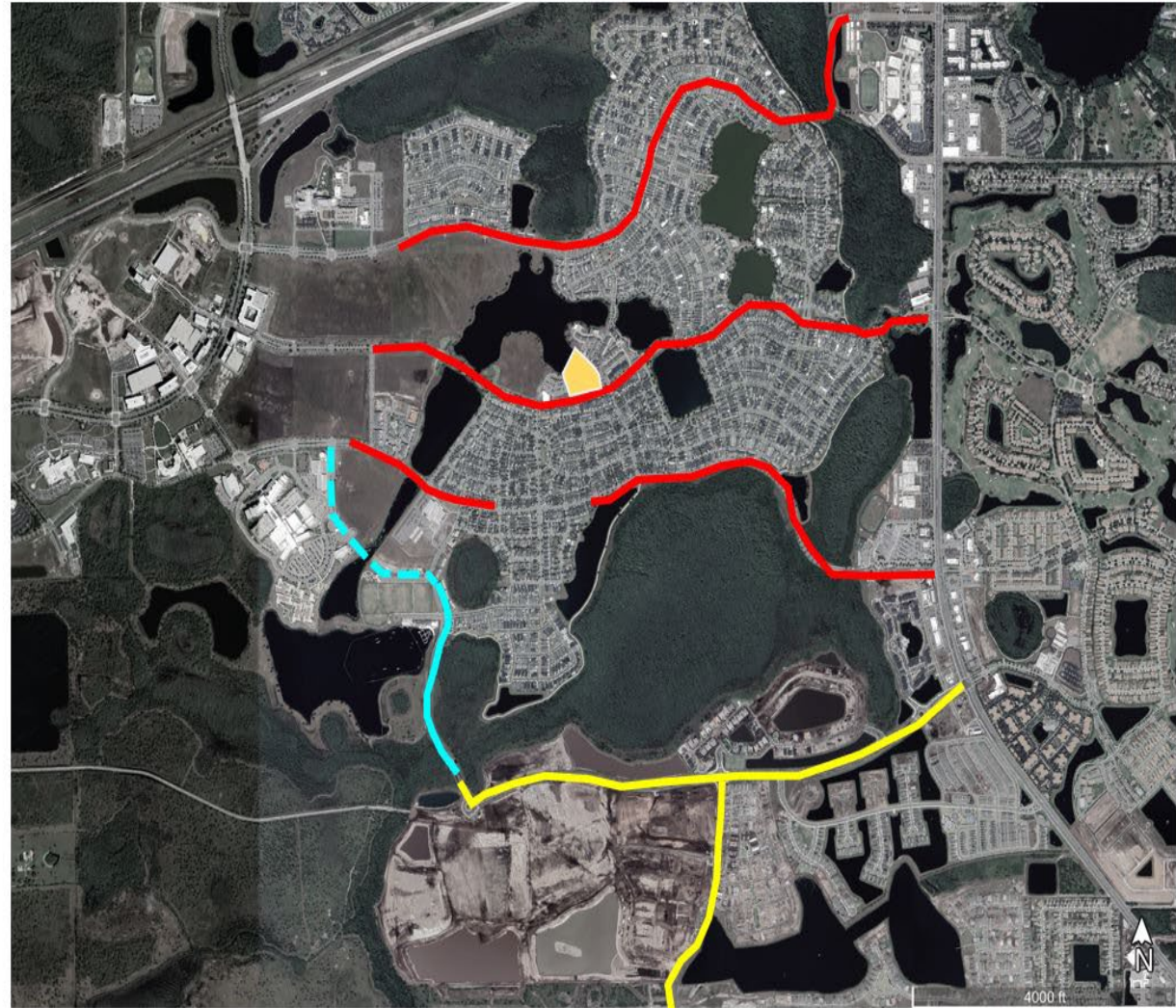
Branch Manager

Laureate Park – Management Areas

- Greenway Park Improvement District**
Tavistock Lakes Blvd
Laureate Blvd (except Phases 1A AND 1B)
- Poitras East CDD**
Luminary Blvd
- Midtown Improvement District**
Centerline Drv

- Tavistock Development**
Commercial Property
Laureate Park Village Center
 - Laureate Park Aquatic Center
 - LP Fit
 - Dockside

- HOA Management**
Community Parks
Common Area Maintenance
 - Townhomes + Duplexes



Landscaping projects completed in 2024



Full Enhancements and Fill-Ins Completed

- Mew 5 (*Laureate Garden*)
- Phase 7 Pond (*By Beebe Aly*)
- Mew 8 (*Bergson Pl/Greider Way*)
- Mew 11 (*Temin Ave/Sato Ave*)
- Mew 15 (*Stigler Ave*)
- Mew 16 (*Reymont St/Laureate Blvd*)
- Mew 17 (*Merrifield St/Yonath St*)
- Mew 18 (*Forssman Ave/Behring Ave*)
- Mew 20 (*Tunnel Park*)
- Mew 23 (*Behring Ave/Grunberg*)
- Mew 25 (*Milstein Ln/Doherty Pl*)
- Mew 27 (*Reymont*)
- Mew 28 (*Reymont Garden*)
- Mew 29 (*Lower Harden Ave*)
- Mew 30 (*Lower Harden/Alley*)
- Mew 55 (*Centerline Dr/Modiano St*)
- Mew 59 (*Englert Aly/Sancar Aly*)
- Mew 61 (*Ph 10 Park*)
- Mew 64 (*Rontgen Cir*)
- Mew 66 (*Norrish Ct*)
- Koshiba Townhomes
- Kocher Townhomes
- Neighborhood Center (*Karrer/Bovet*)
- Tennis Courts
- Walcott Townhomes
- Modiano Townhomes
- Ashton Woods Townhomes
- Phase 3 Pond (*Gabor/Tavistock*)
- Beebe Ally/ Phase 7 Pond (*13400 Beebe*)
- Square Pond (*Granger*)

- **Mew 14 (Stigler Ave)**
 - Landscape Enhancement
- **Mew 19 (Richet Pl and Moniz Ave)**
 - Landscape Enhancement
- **Mew 35 (Zipline Park), 46 & 47 (Haldane Aly and Doisy)**
 - Add DG Stones
- **Mew 38**
 - Remove/Replace Palm
- **Willstatter, Warburg, Koshiba, Sperry, Gabor, Bovet TH**
 - Landscape Enhancement
- **USPS mailbox clusters**
 - Installing new stickers
- **Shell path off Rothman**
 - Installing bollards
- **Tennis Court Reservation System**
 - New Reservation System – CourtReserve – June timeframe

Pending Items

- **Street Signage**
 - Changing metal poles to custom ones
- **Phase 9 Pond by Tennis Courts**
 - Install a new bench
- **Crescent Park Fountain**
 - Lights Out – Two tripped breakers. Drain fountain.
- **Phase 10 – Fountain – Algae Bloom**
 - Being treated. Last treated today. Heat mixed with rain causes the algae.
- **Street Sweeping New Phase**
 - Monthly Schedule – 2x a month
- **Pressure Washing Sidewalks**
 - Continue in common areas.

Mulching of Common Areas and Townhomes

Mulch is done in phases

Phase 1 (Completed): Mew 5, 17, 19, 20, 21, 22, 23, 25, 27, 28, 29, 30, 31, 32, 33, 44, 45, 46, 47, 48, 49, 54, 56, 58, 59, 60, Neighborhood Center, Lessing/Sargent.

Phase 2 (Completed): Ashton Woods TH, 8621-8689 Tavistock TH, 13729 – 13889 Benavente TH, 8051-8195 Upper Perse TH, 8084-8196 Upper Perse TH, 7979-8147 Schelling TH, 8104-8444 Tavistock TH, 13903-13945 Eliot TH, 13730-13762 Walcott TH, 8507-8585 Pinter TH, Mew 1, 2, 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 61, 63.

Phase 3 (In Progress): Mew 14, 15, 16, 18, 50, 62, 64, 65, 66, Maskawa TH, additional areas are being inspected.

Assessments

ASSESSMENTS				
	2023	2023	2024	2024
	Approved Budget	Total Quarterly	Approved Budget	Total Quarterly
General Assessment	\$195.27		\$196.00	
Telecommunications	\$195.00		\$209.87	
Assessment Amenity	\$82.00		\$90.00	
Craft Townhomes	\$689.51	\$1,161.78	\$812.83	\$1,308.70
Duplex	\$714.73	\$1,187.00	\$866.60	\$1,362.47
Townhomes	\$576.27	\$1,048.55	\$698.21	\$1,194.08
Urban Townhomes	\$459.30	\$931.57	\$523.00	\$1,018.87
Single Family	\$0.00	\$472.27	\$0.00	\$495.87
Builder Lots	\$0.00	\$195.27	\$0.00	\$196.00

- Assessments are due quarterly (January, April, July, and October).
- Assessments are due on the 1st of each quarter.
- Options to pay your assessments: FRONTSTEPS Portal
 - ACH (one-time and recurring payment option)
 - Credit Card Payment
 - E-Check (payment mailed from your personal banking institution)
 - Mailing a personal check or money order to the lockbox
 - PO Box 620936, Orlando, FL 32862-0936

Community Violations

Examples of violations: Landscaping, ARB not submitted, Trash Containers Visible, Exterior Maintenance, Renting, etc.

January

- Violations Sent – 238
- Violations Closed – 197

February

- Violations Sent – 301
- Violations Closed – 228

March

- Violations Sent – 251
- Violations Closed - 388

April

- Violations Sent – 221
- Violations Closed - 195

- ✓ 3 notices before sending the violation to the attorney.
- ✓ 14 days between each violation notice.
- ✓ Each phase is inspected 1-2 times a month.

FAQs

- ❖ **How can we report a street parking issue?** The HOA has no authority over street parking, as the streets are owned and maintained by the City of Orlando, except for certain alleys. Nuisance parking link: <https://www.orlando.gov/Parking-Transportation/Parking/Report-Nuisance-Parking>.
- ❖ **How can we report speeding in the community?** Speeding can be reported to the City of Orlando, online, at <https://www.orlando.gov/Parking-Transportation/Report-a-Transportation-Issue/Report-Speeding-in-Your-Neighborhood>
- ❖ **When do we have to submit an ARB (Architectural Review Board) Application?** Any exterior changes must be reviewed by the ARB. ARB applications can be submitted through your FRONTSTEPS Portal.
- ❖ **What “For Sale/For Rent” and “Open House” signs are allowed?** Options are on the Laureate Park website, under the FAQ section. <https://www.laureateparkhoa.com/frequently-asked-questions.html>. Two open house signs are allowed but only on weekends.
- ❖ **I want to rent my home?** All leases are required to be registered with the Association within 10 days of execution. Registration form on community website. Minimum term is 12 months.

Questions?



Email the Artemis Team at
laureatepark@artemislifestyles.com