

NEPTUNE GARDENS CONDOMINIUM ASSOCIATION, INC.

3914 W. Neptune St., Tampa, FL, USA

Mail Address-Blue Sun Realty, 909 W Parker St, Lakeland, FL

Minutes of Quarterly Meeting on Dec. 30, 2024

The Board of Directors held its Quarterly Meeting by telephone conference call on Dec. 30, 2024. Owners were able to attend by dialing - 508-924-3979. Directors Ron Page and Hugh Macfarlane were in attendance.

Old Business

1. Scott Vanover, Director and Vice President, resigned his positions on the Board in October. We would like to thank him for his years of service. The remaining board members, Ron Page and Hugh Macfarlane, nominated and elected Brandon Buck, owner of Unit #4, as Director. He has agreed to serve the remainder of Scott's term. New elections of board members will be held at the annual meeting on March 31, 2025.
2. The Board at its quarterly meeting in September, 2024 wanted to remind our owners that the monthly HOA fees, starting in January of 2025, were raised from \$200 to \$220. The increase was caused by an anticipated raise in our insurance costs and the need to increase our reserves.

New Business

1. The Annual Meeting of Neptune Gardens will be held on March 31, 2025 at 10 AM. Owners will be able to attend by dialing - 508-924-3979.
2. Owners, who would like to serve as directors can self nominate by completing the attached form. Please send the form to Hugh Macfarlane, Secretary, at 6466 Draw Lane, Sarasota, Florida, 34238. All nominations must be received by March 16, 2025.
3. Please see the attached 2024 year end financial report - receipts and expenditures for 2024 as well as our budget for 2025. Note: Our 2024 expenditures of \$59,578.82 was \$1,197.58 over our 2024 budget of \$58,381.24. Our 2025 budget is \$64,450.
4. Neptune Gardens has a new website. The ip address is <https://neptunegardenshoa.com/>. Please see a screen shot of our web site on the next page. The web site will be the official record holder for announcements, quarterly meeting minutes, annual meeting minutes, annual budget, Articles of Incorporation, Declaration of Covenants, HOA Bylaws, and Current Rules and Regulations. The web site, will be used for all communications and will replace our US mail requirements unless specifically required by Florida Statue.

Meeting was adjourned at 11:16 AM.

The Neptune Gardens Board of Directors

Welcome To the

Neptune Gardens Homeowner Association Website

3914 W. Neptune St. Tampa, FL 33629

Directors: Ron Page, Pres.; Scott Vanover, V.P.; Hugh Macfarlane,
Sec./Treas.

Tentative Quarterly Meeting Schedule (last Monday of the Quarter at
10:00 A.M.):







- Sept. 30, 2024.
- Dec. 30, 2024.
- March 31, 2025.
- June 30, 2025.
- Sept, 29, 2025

Quarterly Meetings will be by telephone conference. Telephone # 508-924-
3979. Participation is restricted to unit owners and invited guests.

[CONTACT US](#)

*Note: Communication is restricted to unit owners, and tenants are required
to contact their unit owner and not your Board*

HOA Information

-  Quarterly Meeting Minutes
-  Annual Meeting Minutes
-  Annual Budget
-  Articles of Incorporation
-  Declaration of Covenants
-  HOA Bylaws
-  Current Rules & Regulations

NEPTUNE GARDENS

YEAR END FINANCIAL REPORT - RECEIPTS & EXPENDITURES. + BUDGET 2025

Jan. 12, 2025

| | ACTUAL 2023 | BUDGET 2024 | ACTUAL 2024 | BUDGET 2025 |
|-----------------------|--------------|--------------|--------------|--------------|
| Checking Acc. Balance | \$123,991.54 | \$58,381.24 | \$58,381.24 | \$59,578.82 |
| COA Receipts | \$71,300 | \$74,400 | \$74,200 | \$81,840 |
| Bank Interest | | | \$31.68 | 32 |
| | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Revenues | \$195,291.54 | \$132,781.24 | \$132,612.92 | \$141,450.82 |
| EXPENDITURES | | | | |
| C.O.T. Water & Trash | \$19,543.00 | \$24,000.00 | \$20,587.83 | \$24,000 |
| TECO Electric | \$792.57 | \$800 | \$614.36 | \$800 |
| Landscaping | \$6,480 | \$6,800 | \$5,280 | \$6,000 |
| Trees & Storm Cleanup | \$747.12 | \$1,000 | \$9,485 | \$6,000 |
| Painting | \$15,000 | \$3,000 | | |
| Parking Lot | | | \$4,500 | |
| Roof | \$56,000 | | | \$3,000 |
| Insurance | \$30,240 | \$33,200 | \$27,948.56 | \$31,000 |
| Cameras & Internet | \$5,623.75 | \$1,200.00 | \$0 | \$1,200 |
| Fire Inspection | | | \$270.90 | \$300 |
| Bookkeeping | \$2,700 | \$2,700 | \$2,700 | \$2,700 |
| Web Page | | | \$440.00 | \$300 |
| Office Supplies | | | \$60.20 | \$100 |
| FL Incorporation Fees | | | \$61.25 | \$60 |
| Bank Fees | \$36 | \$36 | \$36 | \$40 |
| Water Line Repair | | | \$1,050 | \$1,000 |
| Other | (\$252.14) | \$1,664 | | \$500 |
| | <hr/> | <hr/> | <hr/> | <hr/> |
| Total Expenditures | \$136,910.30 | \$74,400.00 | \$73,034.10 | \$77,000.00 |
| | <hr/> | <hr/> | <hr/> | <hr/> |
| End of year balance | \$58,381.24 | \$58,381.24 | \$59,578.82 | \$64,450.00 |

Self Nomination Form to become a Director of the 2025 Neptune Gardens Board.

I, _____, who is an owner or owner representative of Unit #, _____, at Neptune Gardens at 3914 W. Neptune St, Tampa , Florida, am self nominating myself as a director of the Neptune Gardens Board. My election to the board will be by election if there are more than three owners who have been self nominated. The election will be held at the annual meeting on March 31, 2025.

Please mail your self nomination by March 9, 2025 to

Hugh Macfarlane
Secretary
6466 Draw Lane
Sarasota, FL 34238