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**Portside Condo Homeowners' Association, Inc.**

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December 5, 2022

Hello Homeowners & Friends,

Just to recap for our year:

We've been able to accomplish several items on our agenda for this year. One of these action items are the balcony replacements that were necessary to move forward on, and we also finalized the color that they will be painted this winter, which is "Portside Brown", and was approved after the proxy vote that we had last month.

We now have the irrigation system back up to 95%, and I, along with several other board members, have noticed that the grass is growing back in areas where previously was very little grass, or none at all. That being said, the landscaping still remains the board's main objective for 2023 to maintain for everyone's enjoyment.

Some other projects we have completed this year are repairs from the tornado damage from last year, we repaired some parts of the sea wall in the swamp area, built a privacy fence around the maintenance shop area, and we were able to repair several water leaks around the pools and rebuild the hot tub area again. We were also able to replace all of the pool gates with a new magnetic digital gate locking system and automatic gate closures that are working 100% better than they have in the past.

Our operating budget for next year is increasing 19%, up from last year's budget, because of increases in insurance, natural gas, electricity, and cleaning supplies. We are looking at a 50%-100% projected increase in insurance costs next year (around May), so we have to plan for those things.

The board is consistently researching new methods that could save us money. One of which currently includes an online digital parking system, which could save us up to \$10,000 a year, which will go towards offsetting some of the other increased expenses.

The board would also like to thank our current management company for providing excellent accounting, processing, and operating methods.

In closing, I would like to let everyone know that due to family and health reasons, I have given the Board of Directors my notice of resignation, effective December 31st, 2022. I am honored to have served as your President this past year, and hope that I have helped Portside and its owners enjoy their investment and time at Portside.

Sincerely,

Greg Blosser

**Portside Condo Homeowners' Association, Inc.**

