

Distributed to all members and approved by unanimous voice vote at Pine Tip Hills HOA Annual Meeting May 4, 2026.

**MOTION TO PLACE CONDITIONS ON THE USE OF REVENUES
UPON AN INCREASE IN THE ANNUAL ASSESSMENT LIMIT**

WHEREAS, projected road repair costs require the Pine Tip Hills Home Owners Association (“PTH HOA”) to increase annual assessments to avoid a significant funding shortfall; and

WHEREAS, a proposed amendment to the restrictive covenants would allow increases in annual assessments that could more than double property owners’ annual costs; and

WHEREAS, an increased assessment would generate significant reserve funds, but not more than is projected to be necessary; and

WHEREAS, Florida Statutes Chapter 720 requires homeowner associations to plan for and reserve funds for future repairs and maintenance; and

WHEREAS, not all of the ninety-nine (99) properties in Pine Tip Hills Sections 1, 2, and 3 benefit equally from road repairs as some homes are situated on two lots, some lots remain vacant for neighborhood benefit or other reasons, and some properties front Rhoden Cove Road, which is publicly maintained; and

WHEREAS, annual assessments have historically been reduced for certain properties; and

WHEREAS, the Pine Tip Hills HOA Board endeavors to be transparent and fiscally prudent;

NOW, THEREFORE, BE IT RESOLVED that:

1. **Phased Implementation.** If approved by vote of the HOA members, annual assessment increases shall be implemented gradually from the current FY 2025-26 \$200 for a full dues paying lot to no more than:
 - FY 2026–27: \$300
 - FY 2027–28: \$300
 - FY 2028–29: \$400
 - FY 2029–30: \$400
 - FY 2030–31: \$450
 - FY 2031–32 and thereafter: no more than \$450
2. **Adjusted Assessments for Certain Properties.** If approved by vote of the HOA, the increased annual assessment shall not apply to (i) undeveloped lots, (ii) the second of two lots on which a single home is located, and (iii) properties fronting Rhoden Cove Road. For those properties, the annual assessment shall be capped at **\$100**.
3. **Annual Budget Approval and Notice.** A budget for each upcoming fiscal year—including the proposed assessment amounts, the amount reserved for road repair and maintenance, and other proposed expenditures—shall be presented for approval at the annual meeting, and all property owners shall receive advance notice of and be allowed to discuss the proposed annual budget.

4. **Minimum Road Reserve Policy.** As a matter of Pine Tip Hills Home Owners Association policy, the annual budget shall reserve, per full dues-paying lot, at least the following amounts for road repairs and maintenance:
 - FY 2026–27: \$200
 - FY 2027–28: \$200
 - FY 2028–29: \$300
 - FY 2029–30: \$300
 - FY 2030–31: \$350
 - FY 2031–32 and thereafter: \$350

4. **Changes Require Supermajority Vote.** Any change to this policy requires advance notice to the membership and approval by an affirmative vote of two-thirds (2/3) of the Membership.

5. **Records.** HOA records shall be maintained and accessible to members in accordance with Florida laws.