



April 12, 2021

Re: 2021 Member Meeting Questions and Answers

The RWHO Board thanks homeowners who submitted questions in advance of the Annual Member Meeting. The Board's responses to those questions can be downloaded from the link below.

The Board would like to address several misleading statements in the recent anonymous letters.

1) RW homeowners have never experienced an operating budget deficit. Prior to the 2018 Turnover, the Developer did not pay assessments by lot. Per our documents and Florida Statute, it was the Developer's responsibility to pay any expense that exceeded our assessments and to balance the budget to zero. By definition, there could be no budget deficit. Following the 2018 Turnover, the Developer must pay assessments by lot. In 2019 the Board had a net surplus of \$94 and in 2020 the Board had a net surplus of \$9,787. On a \$1,300,000 budget, these are amazingly close budget forecasting results. Your money is accurately accounted for and verified by an outside audit.

2) The Board's responsibility is to maintain the property values in RW through the maintenance and care of the common areas and through enforcement of covenants on residential lots. In accordance with Florida State Statute, RW follows a precise and equitable violations process. Over the course of the last year 181 homes received notices of non-compliance. The great majority of these violations were quickly addressed by the homeowners. Only 12 households have outstanding fines.

3) The Board cannot control the disharmony created by the picketers and the bombardment of letters and cards in your mail. We ask that you not judge the current Board's performance by these misleading and false statements. (One of the letters in your mail was 95% quoted from a generic internet article addressing possible misconduct of HOA Boards. Nothing in that letter is related to the RW HOA Board.) We hope that you form your own opinion by observing the well-tended look of our beautiful community which we achieve with comparatively low homeowner assessments. Demand for our RW homes is high and homes listed for sale are sold almost immediately.

The RWHOA Board thanks the community for their support. The Board's Annual Presentation and Audited Financials will be emailed later this week. As stated above, the Audit will show that we had excellent financial results for 2020.

Download [2021 Member Meeting Questions and Answers](#)

The RWHOA Board