



MILL RUN HOMEOWNERS Quarterly Newsletter

Fall
2021

LET'S HAVE A HAPPY & SAFE HALLOWEEN

As the weather changes, let's enjoy the season together. Keeping as COVID-friendly as possible, let's come together as a community and have a Community Halloween Walk on Sunday evening, October 31st starting at 5 pm.

We can set up decorated tables on each of our driveways, dress in costume, and promote a seasonal walk through our Mill Run Community. Meet your neighbors as well as their children who will enjoy this effort most of all. This event can be promoted by inviting friends and family to attend and enjoy. We also plan to promote this event with Deer Park Elementary.

Our community used to have a lot of foot traffic on Halloween. Over the years and with the presence of COVID, this tradition has waned. Let's bring some sweet joy....and maybe some Almond Joy... back to our families and our surrounding neighborhoods.

UPCOMING HOA BOARD MEETINGS

Thursday, October 7, 2021, @ 7 pm via Zoom.

Link to be emailed by Ensuvu (Budget mtg. followed by Review mtg. of Proposed Revised Rules and Regulations)

Thursday, December 9, 2021 @ 7 pm via Zoom. Link to be provided by Ensuvu.

Please note because of Covid we have not been able to secure a safe place for us to hold our meetings. So therefore, we need to continue via zoom.

CONTACT INFORMATION

Board Website: Millrunhomeowners.org

Board email: millrunlmi@yahoo.com

ENSUVI Phone No.: 844-436-7884

Email: info@ENSUVI.com

BOARD MEMBER INTRODUCTION

Your current Board Members and committees are working diligently to provide a means of communication throughout our neighborhood, to provide information regarding Florida state HOA guidelines, updates, and procedures. We are also looking forward to scheduling events to help us enjoy and grow together. Our goal is to work together with our homeowners and neighbors to keep the home values and standards within Mill Run as high as possible while enjoying our neighborhood together.

The HOA Board currently has five members, consisting of:

Lisa McAteer-Irwin
Barbara Bertucio
Mike Robison
Denise Antonio
Jackie Hanville

UPCOMING EVENTS

Oct. 31st Halloween Covid Friendly Walk.





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History, Background and Changes to HOA laws in Florida and what that means to our community

Over the years, and starting in 2000, the state of Florida has implemented rules for all HOA's that must legally be followed. These are known as Chapter 720 Guidelines, and are updated continually by the state. Because our HOA was unaware of these requirements, our HOA fell into an almost defunct position. Now we are in the process of doing what needs to be done to bring our HOA back into compliance under these rules.

In 2018, in an effort to start navigating through this process, the board interviewed companies during its 7/2018 and 10/2018 meetings (as evidenced in the meeting minutes) and provided information regarding utilizing a management company to help bring us current. ENSUVI was the management company chosen at the time. They have been working with us through this process and it's many facets. Without a management company to assist us, should we have become defunct, the state could have appointed a "receiver" to work within our HOA. We would then have been required to pay that receivers salary.

So, what does ENSUVI do you ask? Well, they are not the board. However, they are our first point of contact, they field all of our questions, they are the middle man and work to resolve claims with the insurance companies. They work with our attorneys to help resolve any legal issues. They handle and keep all documentation regarding our annual billing, electronic notifications and mailings,(when necessary), accounting, estoppels, liens, banking, taxes, and budgeting. They provide the board with a comprehensive monthly packet detailing financial accounting, violations, ARC requests. They provide notifications to our homeowners of items not being followed in accordance with our original governing documents, as required. They reach out for work bids when needed and relay information to and from our board. They update the board on upcoming state changes and/or requirements, and they've been hosting our meetings via zoom as recommended by the state due to

COVID. ENSUVI has been working for Mill Run since January, 2019 to help get us where we need to be. The state requires that we have a working board, an ARC Committee, and a Fining/Negotiations Team. The state also provides the guidelines and procedures for each of these committees to follow. We are now required to have 7 years worth of our paper documentation organized, electronically scanned, and digitized. This was completed by your current board within the past few months with ENSUVI's assistance.

The state requires we have our weirs cleaned, fixed, and engineer inspected at least every 5 years. This costly procedure was performed, certified, and was filed with the state during the proper time frame by your previous board with assistance from the management company.

Though we are not used to being held to any specific standards, we are all required as homeowners to follow the rules set within our governing documents. Because of how vague these documents are, they allowed for too much individual perspective. Since they had not been updated since 1997, the previous board started on this project in 2018. Keep in mind our management company has to follow these documents as well when performing their required monthly inspections. The current board was handed the torch, so to speak, in April, 2021, and has now begun to receive and review comments and suggestions provided by our neighbors in an effort to produce a comprehensive document that we can all enjoy living by, while also keeping the property values within Mill Run as high as possible.

As we move forward, your assistance, patience, and understanding are sincerely appreciated. If you feel you can help in any way, please email: millrunlmi@yahoo.com We are interested in **your constructive ideas, and ideas for community events. Thank you.**

