

# Townhall

## Lazy River Subdivision

### September 1, 2024

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#### Hurricane Beryl

Governing documents adherence letters are halted until January 2025. This is a government required pause. The Board will take advantage of this pause to implement a new governing document enforcement process. More details will be provided in the coming months.

#### Accomplishments | Completed | Closed:

- New Accounting System Setup.
- Historic Financial Analysis for Years 2018 - 2024.
- 2025 Budget Preparation.

#### In Progress

- Close Out 2024 Swim Season. The community pool will close by September 30<sup>th</sup>. The Board will identify and publish dates/times for “return the key” events.
- 2025 Budget Planning – Budget forecast to be provided during September monthly meeting.
- Collections. The Board is reaching out to property owners who have unpaid Annual Maintenance fees.

#### Upcoming

##### Future - Short Term (1 - 3 months):

- Improvements for governing document enforcement process. The goal of this process change is to guide property owners toward compliance with governing documents and limit legal expenses. Changes will be presented for vote at a future Monthly meeting.

##### Future - Long Term (4 months - 3 years):

- Community Pool – Q1 2025. The Board will request general liability insurance quotes with and without the diving board. General liability insurance for the community pool is paid in April of each year.
- Rebranding of Lazy River HOA. The Board is working to rebrand and relaunch Lazy River Club, Inc. to all residents. This is a huge effort to bring accountability and transparency to the community.

*\*\* The Board seeks input from the community. What are we doing well? What can we do better? What are we missing? \*\**