

**2025  
Annual  
Members  
Meeting**



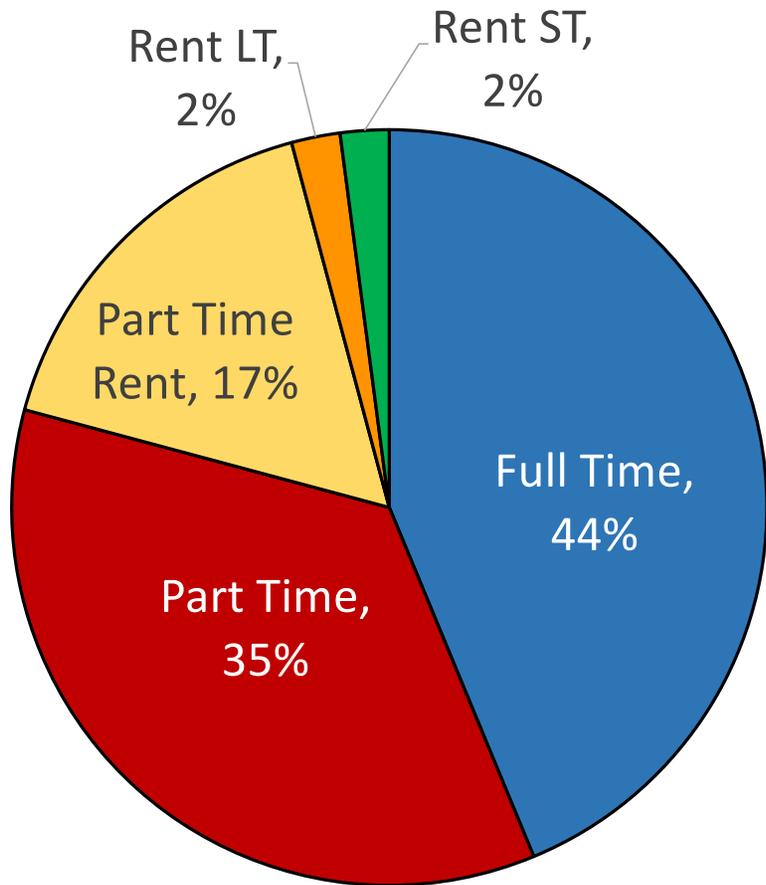
# Agenda



- **Call to order**
- **Establish Quorum**
- **Board of Director's Report**
- **Financial Review**
- **Proposed Amendment of Master Deed**
- **Vote on Directors**
- **Adjourn for Dinner**



# Marina Villas Ownership Profile



## 4 Units Changed Ownership in 2025

	2025	2024
Full Time	21	22
Part Time	17	15
Part Time Rent	9	9
Rent Long Term	1	2

# 2025 Recap



- 3 chimneys rebuilt – nearing end of current rebuild cycle
- Final 4 buildings painted – current cycle completed
- Parking lots treated and painted
- Foot bridge replaced on east side walkway
- Sidewalks pressure washed
- Mulch cycle continued along Blue Heron Drive
- 7 trees removed
- Punch list managed “under control”

## 2025 Recap (continued)



- Deck repairs increased – home inspections and painting
- Deck repairs prompted development for lower rear deck ceiling design and installation
- Developed proposed Master Deed amendment pertaining to owner modifications of common areas and insurance
- MV Owners Handbook being updated

# Areas of Focus 2026



- Begin 4-year gutter & downspout replacement project
- Continue chimney chase rebuilds with one unit/year
- Begin "moat" stair replacement with concrete steps
- Address drainage between buildings 100 and 110
- Address "moat" drainage – either building 130 or 240
- Roof cleaning
- Tree and grounds maintenance

# Capital Improvement Priority List



## Near Term

- Gutters
- Chimneys
- Stairways
- Drainage/Erosion

## Longer Term

- Irrigation/Landscape
- Monitor roof condition
- Paving
- Restart Paint Cycle

*Capital Project budget averages \$85K over budget horizon; front end loaded with gutter replacement*



# Funding – Assessment Restructuring

- In addition to approximately \$685,000 in capital/major improvements we have assumed 3.9% inflation on operating expenses
- Funding the budget requires an increase in assessments
- Restructure to quarterly operating and capital components

<b>2022-2025</b>	Operating	\$3,600/year	\$900/quarter
	<u>Capital</u>	<u>\$ 650/year</u>	<u>\$650 – May 1</u>
	Total	\$4,250/year	
<b>2026 - Forward</b>	Operating	\$3,000/year	\$ 750/quarter
	<u>Capital</u>	<u>\$2,100/year</u>	<u>\$ 525/quarter</u>
	Total	\$5,100/year	\$1,275/quarter

<u>Comparative 2025 Assessments</u>	
Captain’s Walk	\$1,334-\$2,268
Harbor Lights	\$2,360-4,990
Sunrise Pointe	\$5,000
Club Cottages	\$5,200
Safe Harbor	\$5,520
Tallship	\$7,800 - regime & loan



# 2025 Financial Highlights



- **Income:**

- ▶ Operating fees: Forecast to end within 3% of budget
- ▶ Capital Assessment income: On budget at \$31,200
- ▶ \$6,000 transfer fees: \$3K over budget - (4 sales vs. 2 budgeted)

- **Major Cash Outlays:**

- ▶ Loan Prepayment.....\$35,000
- ▶ Chimney Chases: 3 rebuilds completed .....~\$47,700
- ▶ Painting: 4 Buildings completed (3 budgeted)....~\$36,000
- ▶ Deck Repairs/Rebuilds.....\$20,200
- ▶ Parking Lot Treat & Repaint:.....\$ 9,600
- ▶ Bridge Replacement.....\$ 7,000

*Capital spending exceeded budget by ~\$30K – due to cost inflation & unexpected deck repairs*

- **Year end cash position anticipated to end under budget by \$18K**

# Where Did Our Fees Go in 2025?



Based on combined assessments:

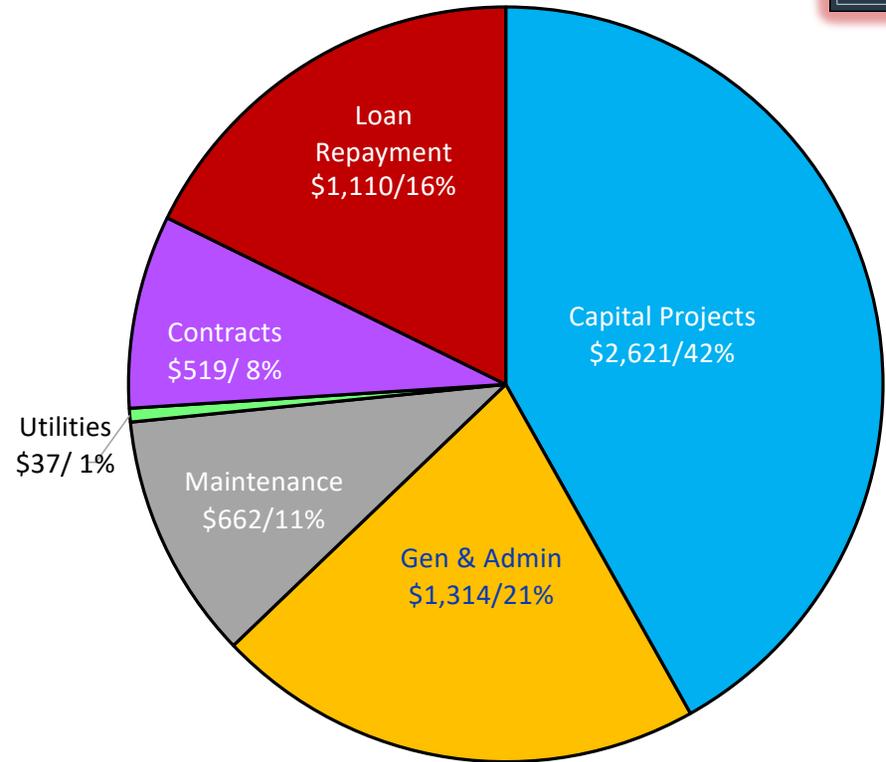
\$3,600 Operating

\$ 650 Capital

\$4,250 Total

*62% of our annual assessments were reinvested in our buildings and property.*

*Loan prepayment saves \$4,520 in interest over remainder of the term*

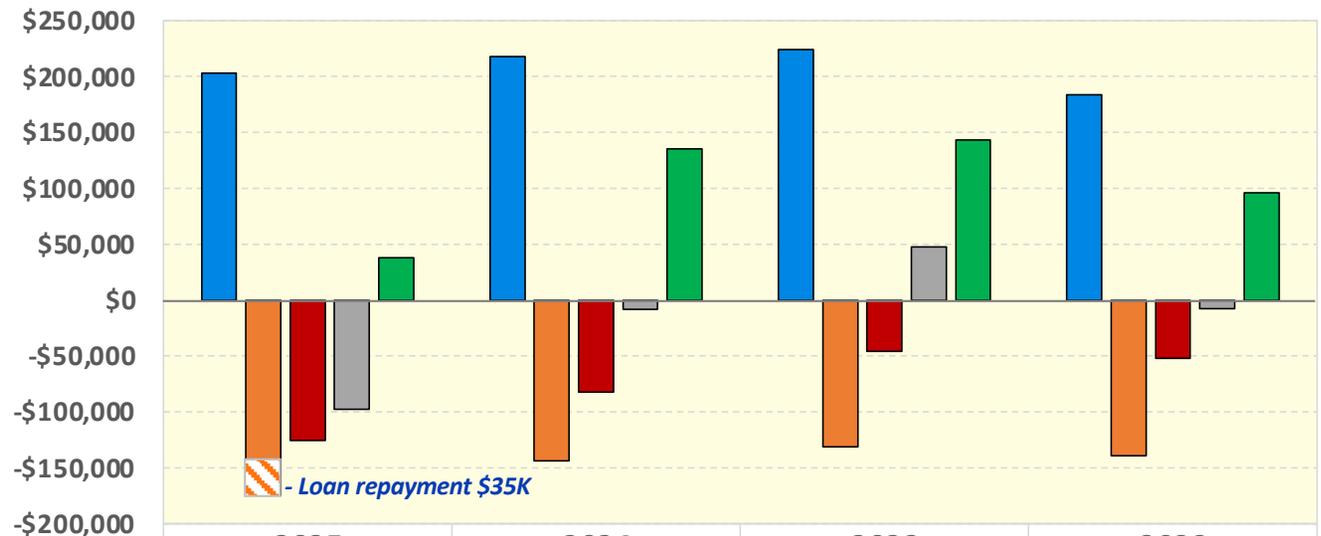


\* Insurance alone is 22% of our operating assessments and 66% of G&A.

# Profit & Loss Trend



2025 ending cash balance impacted by loan prepayment and higher than forecast capital project expense



	2025	2024	2023	2022
Revenue	\$202,887	\$217,890	\$224,420	\$183,620
Expense	-\$174,726	-\$143,835	-\$131,105	-\$139,230
Capital Projects	-\$125,730	-\$82,104	-\$45,690	-\$52,269
Surplus/(Deficit)	-\$97,569	-\$8,049	\$47,625	-\$7,879
Cash Balance	\$37,946	\$135,515	\$143,563	\$95,938

# 2025 Cash Balance Changes (Forecast)



Operating Account Cash Flow



Income	\$171,037
Op Expense	(\$121,453)
To Reserves	(\$95,000)
Gain from Ops	(\$45,416)

Capital Account Cash Flow

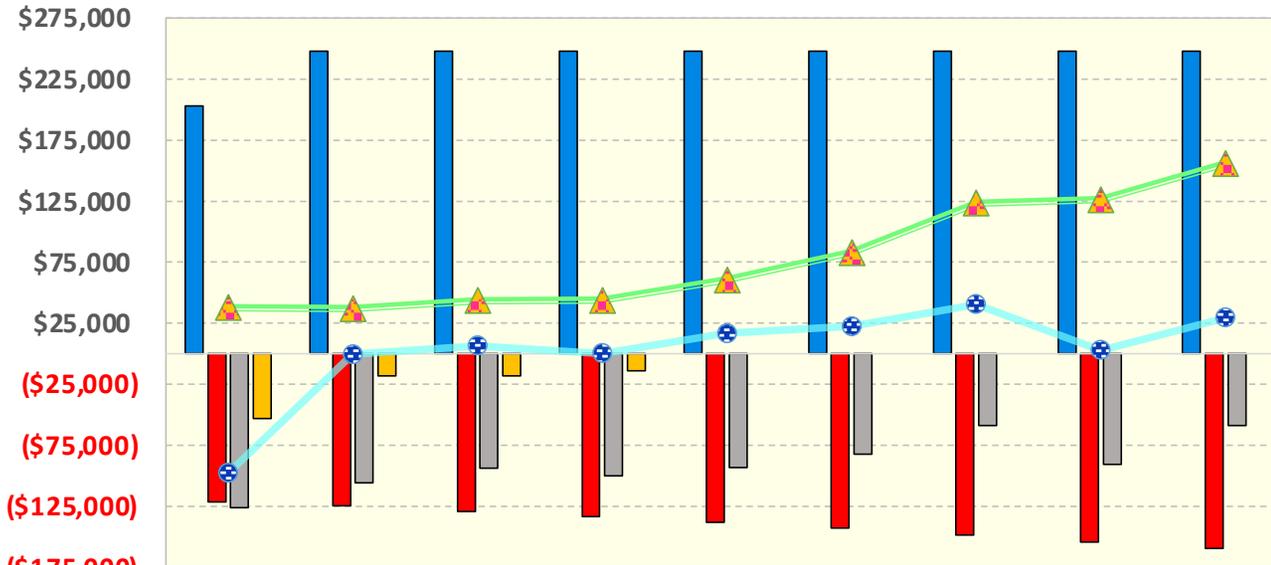


Income	\$31,850
From Ops	\$95,000
Cap Spend	(\$125,975)
Loan Payment	(\$53,272)

**Ending Total Cash \$ 37,700**

**Change in Total Cash \$(97,815)**

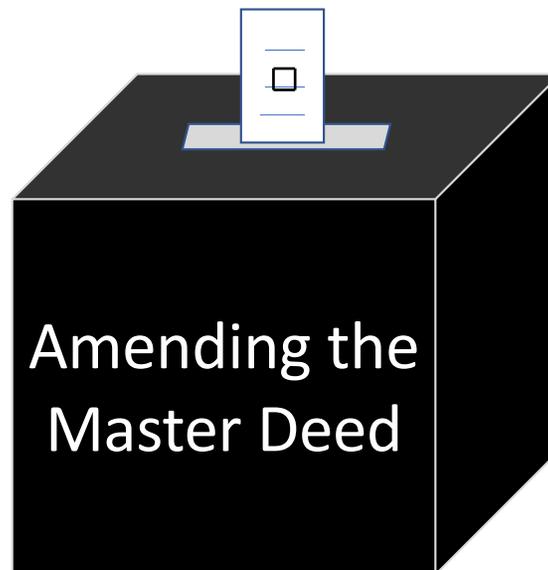
# Long Term Financial Outlook



	Fcst 2025	2026	2027	2028	2029	2030	2031	2032	2033
Total Revenue	\$202,887	\$247,800	\$247,800	\$247,800	\$247,800	\$247,800	\$247,800	\$247,800	\$247,800
Operating Expense	(\$121,454)	(\$124,417)	(\$129,394)	(\$133,275)	(\$137,940)	(\$142,768)	(\$148,478)	(\$154,418)	(\$159,251)
Capital Improvements	(\$125,975)	(\$105,750)	(\$93,688)	(\$100,153)	(\$93,148)	(\$82,500)	(\$59,000)	(\$90,500)	(\$59,000)
Loan Payments	(\$53,272)	(\$18,272)	(\$18,272)	(\$14,152)					
Net Surplus/(Deficit)	(\$97,814)	(\$639)	\$6,446	\$220	\$16,712	\$22,532	\$40,322	\$2,882	\$29,549
Year-end Total Cash	\$37,700	\$37,061	\$43,507	\$43,727	\$60,439	\$82,971	\$123,293	\$126,175	\$155,724

- *Assessment Increase in 2026*
- *Loan Pay-off 2028*
- *Invest in capital while rebuilding cash reserve in anticipation of roof replacement in 2038*

# Questions?



## *Owner Modification of Common Areas & Insurance*



# Owner Installed Modifications



- Owner installed modifications benefit single or small number of units
- Many owner installed modifications in Marina Villas:
  - Covers over lower decks
  - Sunroom Stairways
  - Walkways for basement access
  - Basement entry landings
- Master Deed requires approval, but does not clarify ongoing responsibilities
- General lack of understanding of who owns modifications
- Owner installed modifications are creating need for or complicating repairs
- Recommend amendment of Master Deed to clarify ownership and responsibility for modifications – requires change to multiple articles

# Proposed Changes – Owner Modifications



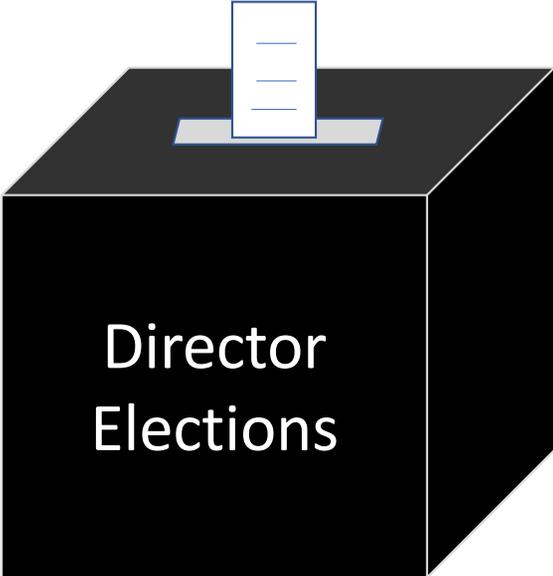
- ▶ Article III – Definitions
  - Amend definition of General Common Areas to explicitly exclude owner modifications
  - Clarify language identifying Phase II and buildings with basements
- ▶ Article XIII - Alterations to Common Areas
  - Assigns responsibility for damages caused by modifications to the respective owner
- ▶ Article XIV – Maintenance of Unit by Owners
  - Adds owner modifications to maintenance responsibility assigned to Owners
- ▶ Article XVI – Maintenance of Common Areas by Association
  - Exempts the Association from responsibility to maintain or repair owner modifications to General Common Areas

# Liability Insurance



- Master Deed requires insurance providers to waive their right of subrogation against owners
  - Prevents recourse to recover for damages
  - Lower unit owners especially have objected
- Amend Article XVII- Personal Liability and Risk of Loss Insurance
  - Rewrite article to update and clarify language and strike provision requiring waiver of subrogation against Owners

***Return Ballots by November 14***



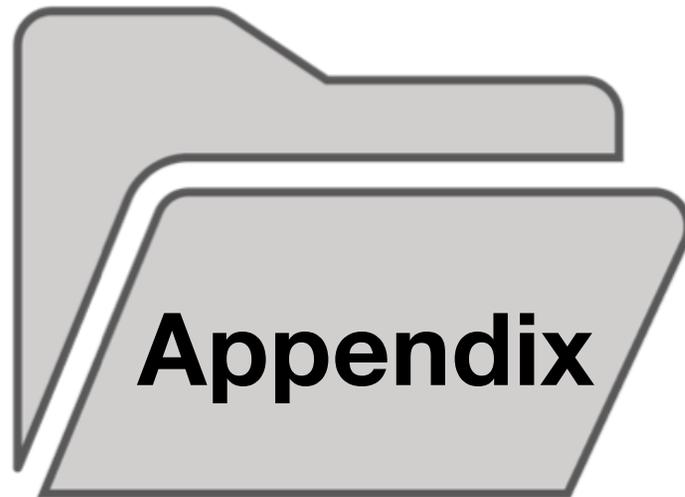
# Election of Board Members



- Terms expiring for three positions
- On the ballot:
  - Susan Dougherty*
  - Janet Mulford*
  - Steve Rosenberg*
- Further nominations?

**Thank You !**





# Capital Project Fcst - Detail



Marina Villas Capital Project Needs	000\$	2026	2027	2028	2029	2030	2031	2032	2033
Chimneys	\$60,000	\$15,000	\$15,000	\$15,000	\$15,000				
Decks/Siding	\$100,000	\$10,000	\$10,000	\$10,000	\$10,000	\$15,000	\$15,000	\$15,000	\$15,000
Painitng	\$90,000						\$30,000	\$30,000	\$30,000
Gutters ~\$10,300/ per	\$125,000	\$31,250	\$32,188	\$33,153	\$34,148				
Roof Maint/Black algae removal	\$21,000	\$9,000				\$12,000			
Moat stair replacement(325,321,102,108,116,332,338	\$35,000	\$10,000	\$10,000		\$10,000	\$5,000			
Erosion mitigation - bldgs 100/110, 320 (both ends) ,310	\$30,000	\$10,000		\$20,000					
River rock - bldgs 200, 130, 240	\$19,500	\$6,500	\$6,500	\$6,500					
Paving	\$0		\$5,000		\$5,000		\$5,000	\$30,000	\$5,000
Other						25000			
Tree/Shrub Trim-Remove	\$65,500	\$ 10,000	\$ 6,000	\$ 11,500	\$ 5,000	\$ 11,500	\$ 5,000	\$ 11,500	\$ 5,000
Landscape	\$32,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000	\$ 4,000
Other Irrigation		\$ -	\$ 5,000	\$ -	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ -
Total Spend	\$578,000	\$105,750	\$93,688	\$100,153	\$93,148	\$82,500	\$59,000	\$90,500	\$59,000
Capitall Reserve	\$122,661	(\$4,950)	\$7,112	\$647	\$7,652	\$18,300	\$41,800	\$10,300	\$41,800

## Beyond 2026



- Complete gutter replacement over 4-years
- Address drainage upper Coveview buildings
- Complete moat stair replacement by 2029
- Deck maintenance and siding replacement
- Incremental landscape upgrades
- 8-year plan includes almost \$685,000 of capital/major projects
  - Roughly \$1,785 per unit per year

# Operating Philosophy



Guiding principle is preservation of property value and quality of lifestyle by maintaining and where we can, upgrading our buildings and common areas.

Capital budget driven by these priorities and assessed needs.

- Building maintenance
  - Exterior Repairs
  - Painting
  - Gutters
  - Roofs
- Common areas:
  - Tree maintenance
  - Walkways, stairways
  - Landscaping / irrigation
  - Parking and roadways

# Comparative Loan Amortization



Paying down  
\$35,000 in principal  
in a 2025 yields  
overall interest  
savings of \$4,520

