

Loveland Master Association, Inc.

*c/o G. F. Business Services
2511 Vasco Street, Suite 114
Punta Gorda, FL., 33950
(P) 941-639-1142
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Second and Final Notice of Annual Unit Owner's Meeting

NOTICE IS HEREBY GIVEN, in accordance with the Bylaws of the Association that the Annual Meeting of the Owners/Members will be held at the following date, time, and place.

Date: Saturday, January 10, 2026

Time: 10:00 a.m. -- 12:00 p.m.

Place: Moose Lodge 2121
3642 Loveland Boulevard
Port Charlotte, FL 33980

1. Call to order by the President
2. Calling of the roll, certifying proxies and determination of quorum
3. Proof of notice of meeting
4. Reading and disposal of unapproved minutes
5. Reports of Officers
6. Review Reserves
7. Budget Review/Approval
8. Election of Directors
9. Unfinished Business
10. New Business
11. Adjournment

NOTE: An organizational meeting of the Board of Directors will be held immediately upon the adjournment of the annual meeting for the purpose of electing officers and such other business as may lawfully be conducted. The directors present at the annual meeting may decide to defer the organizational meeting to a later time, in which case, notice will be given through further posting.

BOARD OF DIRECTORS MEETING **UPON ADJOURNMENT OF ANNUAL MEETING**

1. Certifying Quorum - Call to Order
2. Proof of Notice of Meeting
3. New Business:
 - (a) Elect Officers
 - (b) Disposal of Unapproved Minutes
4. Adjournment

USE ONLY IF YOU ARE NOT ATTENDING MEETING

LIMITED PROXY

A **MAJORITY** of all Association Members (a "quorum") must be present, in person or by proxy, at the meeting, in order for the business to be conducted, excluding election of Directors. No quorum is necessary for the election of Directors. It is therefore **VERY IMPORTANT** that you either **ATTEND** or **PROVIDE A PROXY** in order to conduct business other than the election of Directors.

The undersigned owner(s) or designated voter of Unit No. _____ in (____) Lakes Edge Condominium Association or (____) Loveland Courtyards Condominium Association, Inc., appoints _____ (Print Name Of Proxy holder) or Mike Gottfried, of Loveland Master Association, Inc., as my Proxy holder to attend the meeting of the members of Loveland Master Association, Inc., to be held Saturday, January 10, 2026, at Moose Lodge 2121. The Proxy holder named above has the authority to vote and act for me to the same extent that I would if personally present, with power of substitution, except that my Proxy holder's authority is limited as indicated below:

General Powers: (You may choose to grant General Powers, Limited Powers, or both. Check "General Powers" if you want your Proxy holder to vote on other issues which might come up at the meeting and for which a limited proxy is not required).

_____ I authorize and instruct my proxy holder to use his or her best judgment on all other matters which properly come before the meeting and for which a general power may be used.

Limited Powers: (FOR YOUR VOTE TO BE COUNTED ON THE FOLLOWING ISSUES, YOU MUST INDICATE YOUR PREFERENCE IN THE BLANKS(S) PROVIDED BELOW).

I SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY HOLDER TO CAST MY VOTE IN REFERENCE TO THE FOLLOWING MATTER AS INDICATED BELOW:

1. Should the proposed budget for fiscal year 2026 be approved?

_____ Yes _____ No

Date: _____

Printed Name of Owner(s) or Designated Voter

Signature(s) of Owner(s) or Designated Voter

Loveland Master Association, Inc.

Owner's Statement

INSTRUCTIONS:

Enter Unit
number here →

Choose only **1** owner to
be the Voting Member
→

Date signed →

All owners of each unit
must sign
→

STATE OF: Florida

COUNTY OF: Charlotte

This certifies that the undersigned are the record owners of a majority present vested interest in Unit# _____ in Lakes Edge _____ or Loveland Courtyards _____ of the Loveland Master Association, Inc.

We hereby designate _____ as the voting member for the Loveland Master Association, Inc. Annual Members' meeting and he/she shall be the only person to represent all of the owners for that unit with the authority to cast binding votes or proxies on our behalf pursuant to the Bylaws of the Association.

DATE: _____

Signature of Owner

Signature of Owner

Signature of Owner

Signature of Owner

Loveland Master Association, Inc.
Proposed Budget 2026 with drain pipe repair

	<u>Jan - Dec 2026</u>
Ordinary Income/Expense	
Income	
Association Income	
Association Fees CY (140 units)	75,600.00
Association Fees LE (200 units)	108,000.00
Less Reserves & Contingency Fr Fees	(75,702.15)
Total Association Income	107,897.85
Total (Operating) Income	107,897.85
Operating Expenses	
CPA/Tax Prep	550.00
Insurance Expense	35,646.00
Total	36,196.00
Landscaping and Groundskeeping	
Lake Service	2,192.04
Lawn Fertilizer/Pest Control	2,710.00
Mowing Contract	9,261.00
Plants & Trees	500.00
Repairs & Maintenance	250.00
Irrigation	2,000.00
Total Landscaping and Groundskeeping	16,913.04
Contingency Expense	677.08
Legal	0.00
Manager	5,700.00
Total	6,377.08
Pool Expenses	
Pool Janitorial	6,760.00
Pool Permit	750.00
Pool Repairs	2,000.00
Pool Service CY	5,409.24
Pool Service LE	5,409.24
Pool Supplies	500.00
Pool Furniture	1,000.00
Total Pool Expenses	21,828.48

Loveland Master Association, Inc.
Proposed Budget 2026 with drain pipe repair

	<u>Jan - Dec 2026</u>
Office Supplies/Postage	600.00
Licenses & Permits	136.25
Total	736.25
Utilities	
Power-CY Pool	6,200.00
Power-LE Pool	9,700.00
Power- Sign	365.00
Power-Lights	3,182.00
Water & Sewer LE	4,400.00
Water and Sewer CY	2,000.00
Total Utilities	25,847.00
Total Operating Expenses	107,897.85
Net Ordinary Income	0.00
Other Income/Expense	
Other Income (Reserves Fund)	
Contingency	9,128.80
Reserve Monies From Fees	66,573.35
Total Other Income	75,702.15
Other Expense	
Contingency	9,128.80
Reserve Expense	66,573.35
Total Other Expense	75,702.15
Net Other Income	0.00
Net Income	<u>0.00</u>

2026 Maintenance Fees	Yearly
Operating	\$107,897.85
Reserves From Fees	\$66,573.35
Contingency From Fees 2026	\$9,128.80
	\$183,600.00

2026 Per Quarter - Per Unit \$135.00

approved at the 11/18/25 BOD meeting

Loveland Master Association, Inc.
2026 Proposed Reserve Fund Schedule w drainage pipe repair in 2025

	Estimated Use of Life	Est Replace Cost	2024 Ending Balance	2025 Contributions	2025 Expense Paid Out	2025 Account Balance	2026 Remaining Life/Years	2026 Cost to Replace Bal	2026 Amount Fund/Year	2026 Qtrly Amt Budget
Roads Paving	20	\$95,000.00	\$72,061.02	\$3,969.48	\$33,500.00	\$42,530.50	1	\$52,469.50	\$52,469.50	\$13,117.38
Roads Sealing	5	\$9,000.00	\$4,130.00	\$0.00	\$4,130.00	\$0.00	5	\$9,000.00	\$1,800.00	\$450.00
Lake	30	\$16,000.00	\$13,841.69	\$359.72	\$0.00	\$14,201.41	5	\$1,798.59	\$359.72	\$89.93
Gazebo/Pavilion	19	\$12,362.53	\$12,362.53	\$0.00	\$5,921.00	\$6,441.53	5	\$5,921.00	\$1,184.20	\$296.05
Dock	19	\$26,725.00	\$7,369.06	\$1,382.56	\$0.00	\$8,751.62	13	\$17,973.38	\$1,382.57	\$345.64
Pools Dia Brite/Rep	14	\$40,000.00	\$23,222.26	\$1,694.44	\$0.00	\$24,916.70	3	\$15,083.30	\$5,027.77	\$1,256.94
Pool Heater/Pump LE	9	\$6,000.00	-\$315.75	\$788.84	\$7,236.44	-\$6,763.35	7	\$12,763.35	\$1,823.34	\$455.83
Pool Heater/Pump CY	9	\$6,000.00	\$541.16	\$682.36	\$1,279.11	-\$55.59	7	\$6,055.59	\$865.08	\$216.27
Roofs	15	\$18,700.00	\$5,064.44	\$973.96	\$0.00	\$6,038.40	13	\$12,661.60	\$973.97	\$243.49
Painting	7	\$5,000.00	\$2,251.13	\$687.24	\$0.00	\$2,938.37	3	\$2,061.63	\$687.21	\$171.80
			\$140,527.54	\$10,538.60	\$52,066.55	\$98,999.59		\$135,787.94	\$66,573.35	\$16,643.34

11/18/25 Per BOD meeting - the \$33,500.00 drainage pipe repair in 2025 was paid out of Roads Paving and will be recouped via this 2026 budget
Per Budget Workshop 10/17/25 increase Paving cost from 80 grand to 95 grand & Pool Resurfacing (Dia Brite) from 30 grand to 40 grand and to do one pool per year

NOTE: 2018 increased Roads Sealing Est Replace Cost

2025 CY - new vacuum pump & LE new circulation pump , stenner & chemical feeder pumps, pool pump circuit work - ROADS SEALED

2025 - Gazebo reserves used for CY/LE clubhouse windows, screens cleaned & repaired, CY breaker panel in office replaced, Gazebo lights, outlet covers & wires replaced

2025 adjust Roads: Paving to 80 grand & 2 years / Sealing to 7 grand & 5 years per David & Mike

2024- Road Paving has enough money, adjust figures to \$72,061.02 & Use of Life - do not fund per BOD 10/17/23

10/27/2021 mh/sf - 1/8/2022 Revised mh/sf - 2nd Revision 1/16/2022 - 3rd Revision 2/8/2022 mh

2021 Road Sealing changed from 4 years / \$8,000 to 2 years / \$4,130 per Board

2021 PAINTING: LE office exterior & CY Gazebo & CY office french doors

2021 Roofs replaced Galloway Roofing - LE Gazebo, Office bldg & mail kiosk \$9,700.00

2021 Roofs replaced Steve's Roofing - CY Gazebo, Office bldg & mail kiosk \$9,000.00

2021 Built Right Pool Heater LE \$440.00

2/4/2022 per BOD to use Contingency money to bring 2021 roof reserve balance to zero

2022 - Roads were not sealed

mh 10/15/25

mh 11/11/25 budget workshop changes

mh 11/18/25 BOD mtg changes

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2025 Annual Meeting Minutes

January 11, 2025

Moose Lodge 2121

Meeting called to order at 10:03 a.m.; Pledge of Allegiance was recited.

Board Attendance: *Mike Gottfried - (LE), Dan Pizzi - (LE), Gerry Boudreau - (CY), David Swann - (CY)*

Attendance: *(25) Owners + (4) Board members
Mary Hajney - G.F. Business Services
(Sign in sheets attached)*

Proxies: *(5) LE – (2) CY*

Annual Meeting Minutes: *Motion made to approve the minutes; seconded; approved.*

Report of Officers:

President - Mike Gottfried

- *Hurricane Ian took a long time to recover; Helene & Milton - minimal damage; same Board for the past (3) years so that the Association did not go into receivership.*
- *Don't always have the money that we need so a budget is created to cover the costs of operation.*
- *Mike's name and number is posted at both pools and he is available - don't contact the management company.*
- *Masters deals with common elements - main road coming in, property surrounding the pools, lanai, offices, gazebo, lake and pavilion, safety and security of the property.*
- *Complaint at Lakes Edge regarding the furniture - Mike made an inspection and discovered that LE lanai had (2) tables & (8) chairs for playing cards that were in the office - the Master is not responsible for replacing chairs or tables.*
- *Issue - the refrigerator was for Ron & it's not being used by him anymore; it is not Masters job to inspect it so was put in the office and then to Ron's shed.*
- *Cleaning crew - twice a week; Tony & his Mom (Nancy) clean the bathrooms and lanai areas.*
- *We have many talented people who saved us quite a bit of money; Brad Barco-LE, Jerry Boudreau-CY, Bruce Manning-CY; Jerry & Bruce did concrete work - saved us \$8,000.00; Windows in lanai - Brad & Jerry took care of - saved us \$3,000.00.*

- *Special assessments - we do the best we can to keep the costs down but expenses have to be paid.*
 - *Hurricane Milton destroyed fences around the pools and pool equipment; they needed to replace the fences; worked with a bid given of \$2,945.00; scheduled work for January 13th but on January 6th Mike found out there was a material delay - so - he is researching other companies.*
 - *Umbrellas - signs are posted in both pool areas - "DO NOT MOVE"; Mike & Jerry tighten the umbrellas to make sure they are secure but unfortunately they are being moved which creates them to be loosened.*
 - *David will explain the budget - most of the increase is due to utilities & insurance.*
- "It's a COMMUNITY - Brad Barco & Navarre saved us a lot of money !! - Every Board does the best they can".*
- If you have a question - come to a Board member and they will research the situation and take care of it.*

Emily Macko - thanked Mike for his efforts with the chairs at LE but the umbrellas need to have pins; David responded - "umbrellas do have pins on the bottom but when they are moved - the pins become loosened".

Mike contacted Laura (President of ladies club) and told her that they would do an inspection of everything; it is not the job of Masters to take care of the Ladies Club needs.

Chairs in lanai are rusty; this is a LE issue - not Masters.

Refrigerator issue - she wants it replaced; not Masters responsibility and not in the budget.

She would like all updates posted on FB page.

Jerry suggested that items for the Board should be put before them in October / November when the budget is being worked.

Treasurer - David Swann

- *Described how the budget works; reserve accounts can only be used for that item.*
- *Ran short last year; \$21,000.00 was not budgeted for insurance - up 150%; pool expense - \$2,000.00.*
- *Contingency fund is down to 10% - it should be 15%.*
- *Last year - a lot did not get done - (irrigation needs replaced, bushes, landscaping); insurance was the culprit - hopefully, it will come down.*
- *David's number is also posted for those who have questions - since there were none at the meeting.*
- *Road coming in - would be great to pave but don't have the reserve funds - so - doing a seal coating - (\$92,000.00) - do not want to do a special assessment.*
- *Hurricane Ian - special assessment - still waiting on (6) units.*

Consideration of whether reserves for deferred maintenance and capital expenditures are to be waived:

- *No quorum - reserves that had been determined by the Board will be adopted.*

Consideration and adoption of Proposed Budget:

- *No quorum - budget that had been determined by the Board will be adopted.*

Election of Directors:

- *Mike Gottfried, David Swann, Dan Pizzi, Jerry Boudrea - (3rd year in a row)*

Unfinished Business:

N/A

New Business:

N/A

Dan made a motion to adjourn; seconded by Jerry; meeting adjourned at 11:16 a.m.

Board of Directors Meeting
(immediately following Annual Meeting)

Board of Directors – 2025 - same as 2024

<i>President:</i>	<i>Mike Gottfried - Lakes Edge</i>
<i>Vice President:</i>	<i>Dan Pizzi -Lakes Edge</i>
<i>Secretary:</i>	<i>Jerry Boudreau - Courtyards</i>
<i>Treasurer:</i>	<i>David Swann - Courtyards</i>

Bank signors - same

Motion made by Dan to adjourn; seconded by David; adjourned at 11:25 a.m.

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CANDIDATE INFORMATION SHEET

NAME: Dan Fesette

UNIT NO: 1304

PERMANENT ADDRESS:

3310 Loveland Blvd. #1304
Port Charlotte FL 33980

EDUCATION:

AAS, criminology/physiology

PERSONAL BACKGROUND: Retired prison guard with 34 years.
Moved to SWFL 5 years ago, now permanent resident.

PRIOR CONDOMINIUM EXPERIENCE: Lakes edge board 2023, 2025

COMMENTS ABOUT BOARD CANDIDACY: I am a year round resident
and enjoy using both pools. I look forward to working
with all residents, Courtyards and Lakes edge.

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CANDIDATE INFORMATION SHEET

NAME: Russell Higley

UNIT NO: 603

PERMANENT ADDRESS:

Loveland Courtyards - Full-time

B.S., Florida State
EDUCATION: Health/Athletic Training
M.S., Medical Sciences - Pharmacology
M.A., Medical Sciences, Human Anatomy

B.S., P.A., Medicine NYS Med. Lic. 000348
DEA Controlled Substance Reg., Schedules II-

PERSONAL BACKGROUND: 47 years orthopedic surgery/sports medicine, musculoskeletal
trauma. Retired. Strong science background. Attention to detail, willingness to study options
considering purchasing heat pumps, water safety, chlorine, etc.

PRIOR CONDOMINIUM EXPERIENCE: Full-time resident, using pool 2-3 hours daily, and have
learned about maintenance procedures and upkeep requirements and safety issues. Watching
daily over pool temperature and cleanliness and willingness to use common sense to make
decisions based on weather and not arbitrary dates can improve everyone's enjoyment and
use of the pools.

COMMENTS ABOUT BOARD CANDIDACY: Please consider that full-time residents can be
readily available to deal with issues as they arise, especially when Board has only four members.
One or two Board "snowbirds" in resident six or fewer months a year can create gaps in
manpower and result in less attention to issues with the pool temperature, safety, etc.

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CANDIDATE INFORMATION SHEET

NAME: Tim McIntire

UNIT NO: 505

PERMANENT ADDRESS:

6817 Bliss Ct
Grandville, MI 49418

EDUCATION:

BACH OF SCIENCE MECH ENG.

PERSONAL BACKGROUND: _____

MARRIED 34 YRS 3 CHILDREN
4 GRAND CHILDREN
LIVED IN LAKES EDGE SINCE 2001

PRIOR CONDOMINIUM EXPERIENCE: _____

MASTERS BOARD OF DIRECTOR 1YR
LAKES EDGE BOARD OF DIRECTOR 2YRS

COMMENTS ABOUT BOARD CANDIDACY: _____

I WOULD LIKE TO CONTINUE ON MASTERS
BOARD OF DIRECTOR

REC'D 11/18/25

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CANDIDATE INFORMATION SHEET

NAME: Cathy Schipert

UNIT NO: 1802

PERMANENT ADDRESS:

3300 Loveland Blvd
Punta Gorda FL

EDUCATION:

Associates

PERSONAL BACKGROUND:

Worked as a travel
agent for 20 years, then for
Utility Co., Then Had my own
Voice & Data Cable Co.

PRIOR CONDOMINIUM EXPERIENCE:

- Lived at Birchwood

COMMENTS ABOUT BOARD CANDIDACY:

I would like to
be on the Board to Help with
landscaping & Pool.