

**FIRST NOTICE OF  
DATE OF ANNUAL MEETING  
AND BOARD ELECTION OF  
LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC.  
AND PROCEDURE FOR QUALIFYING FOR THE BOARD**

**December 8, 2025**

**TO ALL MEMBERS:**

**On Saturday, February 7, 2025, at 10:00 AM Punta Gorda Association of Realtors office, 3320 Loveland Blvd., Port Charlotte, FL, the Annual Meeting of the Association will be held for the purpose of electing directors and such other business as may lawfully be conducted. Subsequent to this "FIRST NOTICE" you will receive a "SECOND NOTICE OF ANNUAL MEETING" which Notice will specify the agenda and advise of other important information concerning the Annual Meeting.**

The purpose of this Notice is to advise you of the date, time and place of the Annual Meeting and Election and to inform you of the process for qualifying for the Board.

**QUALIFYING FOR THE BOARD**

On or before **December 29<sup>th</sup>, 2025**, written notice must be received either by mail or in person to the Association of your desire to run for one of five (5) Board positions available addressed to: **Loveland Courtyards Condominium Association, Inc., c/o Star Hospitality Management, 26530 Mallard Way, Punta Gorda, FL 33950**. The attached "Notice of Intent to be a Candidate for the Board" may be used for that purpose.

You may submit an Information Sheet, no larger than 8 1/2 inches by 11 inches, containing your qualifications and/or platform for office. This information sheet must be submitted to the Association on or before **January 6<sup>th</sup>, 2025**.

The Information Sheet and ballots will be mailed to voting members no later than **January 8<sup>th</sup>, 2025**.

BY ORDER OF THE BOARD OF DIRECTORS

*Jerry Kern, CAM*

Jerry Kern, CAM  
For the Board

**NOTICE OF INTENT TO BE  
A CANDIDATE FOR THE BOARD OF DIRECTORS OF  
LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC.**

I, \_\_\_\_\_, hereby place my name in nomination as a candidate for the Board of Directors of **LOVELAND COURTYARDS CONDOMINIUM ASSOCIATION, INC.** I am/am not enclosing an Information Sheet about myself. I understand that I am responsible for the accuracy of the information contained in the Information Sheet. (Please type or print your name beneath your signature).

Date: \_\_\_\_\_

Signature \_\_\_\_\_

Print Name \_\_\_\_\_

Loveland Courtyards Condominium Association, Inc.					
Budget 2026					
1/1/26-12/31/26					
	2024	2025	2025 Actual	2025	2026
			9	End	Expected Year
	Budget	Budget	9	End	Budget
<b>Income</b>					
Assessment Fees	\$688,766	\$745,052	558,600.01	\$744,800	\$772,775
Reserve Interest	\$0	\$0	8,199.48	\$10,933	\$0
Late Fees/Owner Interest	\$0	\$0	4,880.26	\$6,507	\$0
Misc	\$0	\$0	3,650.00	\$4,867	\$0
<b>Expenses</b>					
<b>Administration</b>					
Audit/Tax Return	\$300	\$300	\$6,500	\$250	\$5,000
Legal	\$1,500	\$2,500	\$2,174	\$2,899	\$2,500
Licenses & Permits	\$300	\$62	\$123	\$163	\$300
Management	\$28,350	\$29,768	\$22,326	\$29,768	\$31,256
Office/Postage/Supplies	\$2,800	\$2,000	\$1,877	\$2,503	\$3,020
Web Domain	0	300	\$289	\$289	\$300
Screening Fees	\$0	\$0	\$1,668	\$2,224	\$0
<b>Total Administration</b>	<b>\$33,250</b>	<b>\$34,930</b>	<b>\$34,957</b>	<b>\$38,096</b>	<b>\$42,376</b>
<b>Building &amp; Grounds Maintenance</b>					
Building Maintenance	\$29,500	\$25,000	\$95,541	\$127,388	\$30,000
Equipment/Tools	\$250	\$250	\$702	\$936	\$250
Fire Extinguishers Svc/Repairs	\$1,900	\$1,000	\$0	\$0	\$1,500
Mowing Contract	\$36,297	\$36,000	\$27,000	\$36,000	\$37,080
Landscaping/Trees/Plantings	\$15,000	\$10,000	\$2,327	\$3,102	\$10,000
Master Association	\$42,000	\$53,200	\$39,900	\$53,200	\$55,860
Pest Control	\$11,500	\$16,000	\$7,827	\$10,436	\$16,000
<b>Total Building &amp; Grounds Maintenance</b>	<b>\$136,447</b>	<b>\$141,450</b>	<b>\$173,296</b>	<b>\$231,062</b>	<b>\$150,690</b>
<b>Contingency Expense Fund</b>	<b>\$37,000</b>	<b>\$27,500</b>	<b>27550</b>	<b>0</b>	<b>\$40,000</b>
<b>Insurance</b>	<b>\$277,839</b>	<b>\$310,171</b>	<b>\$231,246</b>	<b>\$308,328</b>	<b>\$304,055</b>
<b>Utilities</b>					
Electric	\$10,000	\$12,000	\$8,725	\$11,634	\$12,064
Telephone/Internet/Web	\$244	\$0	\$0	\$0	\$0
Water/Sewer	\$122,000	\$132,500	\$100,462	\$133,949	\$138,463
<b>Total Utilities</b>	<b>\$132,244</b>	<b>\$144,500</b>	<b>\$109,187</b>	<b>\$145,582</b>	<b>\$150,527</b>
<b>Total Operating Expenses</b>	<b>\$616,780</b>	<b>\$658,551</b>	<b>\$576,236</b>	<b>\$723,068</b>	<b>\$687,647</b>
<b>Reserve Contributions</b>	<b>\$71,986</b>	<b>\$86,501</b>	<b>\$57,667</b>	<b>\$76,890</b>	<b>\$85,128</b>
<b>Total Reserve For Replacements</b>	<b>\$71,986</b>	<b>\$86,501</b>	<b>\$57,667</b>	<b>\$76,890</b>	<b>\$85,128</b>
<b>Total Operating Expenses &amp; Reserves</b>	<b>\$688,766</b>	<b>\$745,052</b>			<b>\$772,775</b>
<b>Net Income</b>	<b>\$0</b>	<b>\$0</b>			<b>\$0</b>
<b>Quarterly Fee Per Unit</b>	<b>\$1,230</b>	<b>\$1,330</b>			<b>\$1,380</b>

