



For your Calendar:
ANNUAL OWNERS Meeting
2/15/22 7:00pm EST
 Agenda includes BOD election results.

2022 BOD Meetings
2nd Tuesday/month
7:00pm EST
 At Clubhouse and Zoom webcast via email
NOTE: Extra meeting on 1/25 given urgent agenda topics

Contact Info:
 Community Association Manager (CAM):
Management By Association
Lynne Gracey
 239-649-5667
 lynnemba@comcast.net

Volunteer Board of Directors (BOD):
 Michele Demisay--President
 Karen DeVoll – VP
 Barbara Ann Siliskie-Secretary
 Darleen Kearney -Treasurer
 Carolyn Mathis– Director

JOIN US ON FACEBOOK!

"Mira Vista Naples Homeowners"
 ...is the group name to search on Facebook.
 See you there!

Committee and BOD work—Reflections as we prepare for the ANNUAL OWNER’S MEETING: Time to mail your proxy form and VOTE!!

If you have any questions about the voting or proxy process, please reach out to the BOD, via the email at the bottom of the newsletter.

--**Building integrity** issues are being addressed with structural engineer firm, Forge Engineering. **Painting** will follow--Our building has not been painted for 17 years whereas the recommended maximum time to go between community painting in SWFL is a maximum of 7 years. This remains a key priority for 2022.

--A **Reserve Study** is now underway, the first of its type in MiraVista's history. Our reserves are underfunded, and we need professional input to counsel on the steps needed to set us up for success. This will provide counsel on the **correct funding levels** for addressing maintenance needs in large assets, such as our elevators, building (paint, mechanicals), pool, concrete and the like.

--The cleanliness and landscaping issues were a common complaint (neglected tree trimming, plantings, insects, etc.). **Maintenance and landscaping changes** are showing steady progress to address the recent years of neglect. It will take time, as we cannot afford to correct it all immediately given the budget situation we are in, but steady, visible progress is being made.

-- **BOD process and procedures** are now following FL laws and our Bylaws. Please sign onto the **new website**, review the recent BOD meeting minutes and newsletters to get informed about what is being done to address critical needs.

--The **elevators** are also a top priority; the BOD is getting the information to pursue proposals for that very large project ahead. The budget needs for this are not yet clear and will be communicated as soon as this information is known. The **pool fence** is also in the process of replacement, currently awaiting permitting; this was another grave safety risk that will be mitigated with urgency.

--An unplanned maintenance expense, **sewage line jetting**, will begin the week of January 17, 2022. Each stack drain line will be jetted, for prevention of sewage backup issues for all our units. The BOD will also build this into planned, routine maintenance for the future, to avoid such problems proactively going forward.

--Finally, the **recent budget** was carefully constructed to ensure funding for critical needs. While the budget increase may seem excessive, there is no way around generating immediately needed funds. We cannot do anything more than simply work our way out of this together, and now, rather than each of us contributing a smaller amount over many past years, we are all needing to contribute larger amounts to "make up" for lost time to **replenish the funding needs of the property**. If you are not pleased, and would like to be part of the solution, you are welcome to join in volunteering to help. This is not a situation any owner is pleased with; but a unfortunate reality we must accept.



RECENT NEWS:

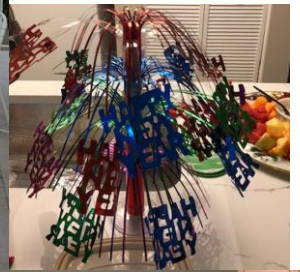
Moving to EMAIL: REMINDER: Update your email with MBA if you are not receiving emails from miravistacommunication@gmail.com. We can **save HOA funds** by reducing use of postage paid mailings, and also improve the speed of getting you vital information about MiraVista.

Shorter Website name: www.miravistanaples.com

Bookmark today! The old domain name will still work, but please use this going forward.

Holiday Season CHEER!

Our Social and Community Committee recently hosted a Holiday Gathering poolside. Thank you for hosting, and it was a great time had by all who dropped in! A few pictures of the evening:



Tips for Community Living Wellness

Please put pool chairs and tables back together/arranged when you are done

Practice "Assuming Positive Intent"—assume the best of your neighbors.

Trash: Please put all refuse into the dumpster, not on the side. For large item or household items, contact MBA to arrange a pick-up date, MBA will coordinate with Waste Management for handling.

Please get involved!! Our community will thrive when owners are actively engaged and supportive to the work of the volunteer BOD and Committees. Please join meetings and consider offering your time and talents to help out!

THANK YOU, SOCIAL and COMMUNITY COMMITTEE, for hosting us!

We would love to profile YOU in an upcoming issue!

Please send an email to

Miravistacommunication@gmail.com

and we always welcome content ideas!

Neighborhood News Feedback welcome here:
MiravistaCommunication@gmail.com