BUDGET MEETING

Wednesday, November 19th, 2026 @ 7PM

MEETING LOCATION: CLUBHOUSE - 481 Quail Forest Blvd

Join Zoom Meeting

https://us02web.zoom.us/j/81699733236?pwd=GG5neFPkyFeEQYBArHzUYYVk3XVdCZ.1

Meeting ID: *816 9973 3236*

Passcode: 542458

1. Call to Order

2. Certify Quorum

3. Proof of Notice

4. Approval Minutes; *Motion to approve minutes from July 14th, 2026*

5. Owner Comments *2027- Comments related to the budget only*

6. 2027 Budget; *Discussion/Motion to Approve*

7. Adjournment

Notice: *The Budget meeting will discuss, then adopt the 2027 Proposed Budget and Reserves. This agenda is being sent electronically 14 days prior to the Budget Adoption, pursuant Florida Statutes 718.303 and MiraVista Governing Documents. The Budget attached is a proposed budget and may change at the budget meeting after Board discussion and collaboration.*

Highlighted Changes to the Budget/Reserves for 2026 vs. 2027 (proposed):

(a)The Parking lot Reserves for paving lot replacement for 2027 replacement under the reserves; deficit funding of 6,415.44 is being added for 2027 for the sake of inflation. The project expense was established through an engineering assessment of the parking lot. Engineering determined a ¾" surface which is at the end of its usable life. Any surplus to the paving reserves following the 2027 replacement project will remain in the reserves.

(b) The breezeway/railing reserves increased in preparation of funding an epoxy coating application on the breezeways/walkways at an undetermined date in the future. Catch up reserves are being carried into 2027 for recalibration in 2028.

(c) The Building Maintenance line item increased from $35K-$50K to account for increased building maintenance and preventative maintenance expenses.

(d) Mulch/Sod/Plants plantings increased from $7K to $20K to account landscape work; bushes sides & rear of buildings.