



Spring News

April 5, 2022

Lavante Court

1. **Finance** - Although 2021 was challenging, our assigned and unassigned reserves are fully funded and within our target ranges. Our 2022 budget has been set at a level to meet our operational needs in a disciplined approach.
2. **Block Party** - Sixty-eight residents, plus guests, gathered for our Block Party with Pop'z BBQ again providing an outstanding meal. It offered a chance to connect with current neighbors, meet new residents, and to reconnect with prior residents.
3. **Safety** - Overnight street parking is strictly prohibited across all Palmira communities by the MHOA bylaws to protect residents. Our street is not brightly illuminated after dark and emergency vehicles must navigate through our street to deliver care when called upon.
4. **Lavante Election** - Current directors were re-elected into their positions:
 - Jim Lukas, President
 - Mike Fassano, Vice President
 - Phyllis Rusk, Secretary
 - Dan Fitzgerald, Treasurer
 - David Smeltzer, Director

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## Palmira Master Homeowners Association

1. **Hotwire** - Jim Lukas' role managing the Hotwire Launch is complete after 18 months. The Board thanked him for the successful evaluation, selection, launch and implementation.
2. **February 2022 Financial Review** - For the month we lost \$7K and were \$16K worse than plan. Our budget is composed of two components - RCC and Master. **The RCC made a profit of \$27K - \$8K better than plan.** The

Master lost \$34K, which was \$24K over plan, primarily for sod and plant replacements and for irrigation repairs. Close up on the Bistro for February: Income was \$86K (a record), the Cost of Sales was \$30.47K, Expenses were \$61.17K, and the Profit/Loss was (\$5.64K). (\*) Note: February Bistro record was just broken in March with \$114K revenue.

3. **February 2022 Other Major YTD Variances** - The Landscape Maintenance expense account (mentioned above) was \$59K over the YTD plan, due to spending the entire year's replacement budget in February. This significant variance is why the YTD P/L of minus \$43K is \$41K behind the YTD plan. RCC Income was \$10K over plan. Bistro Income was slightly below YTD plan due to closures in January.
4. **Safety** - Completed sodding by dog park; Gustino streetlight replacement approved; several street signs (\$500 each to replace) are bent. Under review.
5. **Landscaping** - Was spruced up for the season. Fountain on Osprey 8 is being fixed. Cart/walking path by Ibis 8 looks unfinished. Asked Golf Club Liaison if pavers are being done. 8:30 pm Irrigation watering will be checked.
6. **Pickle Ball** - There are now 200 Pickle Ball players.
7. **Bocce** - Spring season ended with a championship match and a bocce dinner. The food was reported as being great.
8. **RCC Operations** - Employee handbook revised to allow relatives (without direct reporting lines) to increase staffing opportunities.
9. **Projects** - Long discussion on mill and grading roads vs. seal coating (without carcinogenic coal tar). Further info and pricing at next meeting. Courtyard lighting was installed 3/25. Approved replacement of original guardhouse lights.
10. **Bistro Management Options** - a Committee headed by Jim Lukas was formed to study options to manage the Bistro. The Golf Club was approached but elected to wait until after the new MHOA Board was formed. Several outsourcers were contacted, but only one elected to bid. (There are significant tax ramifications if any outsourcer permits outside non-residents during summer months.) One general manager candidate was identified. Meanwhile, we see a financial and a service turn-around at the Bistro as some recommendations begin to take effect. The Committee will report at the April Board meeting.

**Jim Lukas, President**  
**The Villa d'Este Homeowners Association Board**