

Grand Park North Homeowners Association
Board of Directors Meeting
June 24, 2025 @ 6:30PM

Community Center – Orange Room
19330 SW 83rd Place Rd

Full Agenda can be found here: <https://bit.ly/gpn062425a>

A Sign-Up Sheet for those wishing to speak about a specific agenda item(s) is available. Each person will be given three (3) minutes to speak on specific agenda items.

AGENDA

- I. Call to Order
- II. Roll Call & Establishment of Quorum
- III. Proof of Notice of Meeting
- IV. Reports and Updates
 - A. President's Report
 - B. Vice President's Report
 - C. Treasurer's Report (Attachment A)
 - D. DAB Report
- V. Owners Comments
- VI. Approval of May 6, 2025 Board of Directors Meeting Minutes
- VII. Old Business
 - A. Processes and procedures for the DAB
- VIII. New Business
 - A. Discussion and possible vote on Hurricane Protection Resolution (Attachment B)
 - B. Discussion and possible vote on the Community Bulletin Board
 - C. Discussion and possible vote on recommendation from Safety Committee (Attachment D)
 - D. Update on hiring a new management company
 - E. Discussion of Use and Encroachment into the Common Areas (Attachment E)
 - F. Discussion of the Budget and ideas for raising money for our budget
- IX. Next Board of Directors Meeting– July 29, 2025 at 6:30PM
- X. Special Board of Directors Meeting – July 2, 2025 at 6:00PM
- XI. Adjournment

Grand Park North Homeowners Assn, Inc

Minutes of the Board of Directors Meeting

May 6, 2025, at 6:00 P.M.

The Board of Directors of the Grand Park North Homeowners Assoc, Inc met on May 5, 2025, at the Rainbow Springs Community Center, Orange room, 19330 SW 83rd Place Road, Dunnellon, Florida.

1) Call Meeting to Order

The meeting was called to order at 6:02 PM by Michael Bowden, President

2) Roll Call and Establishment of Quorum

In Attendance for the Board of Directors was

- Michael Bowden, President
- Joshua Raby, Vice President
- Vicki Whittle, Secretary
- Russell Boisvert, Treasurer
- Mitch Seidman

Also present were several Homeowners

A quorum was established with five (5) of five (5) Board members in Attendance

3) Proof of Notice

The meeting notice was posted on Facebook and at the mailboxes near the entrance on May 3rd, 2025.

4) Reports and Updates

A) Michael Bowden gave an update on Triad resignation as our Community Manager, update on meeting with our Attorney on current covenant violations. All Board members have been certified as required by law.

All changes and improvements done on the outside of homes need to go through the DAB and then to the POA ACB. The ACB will start issuing fines for covenant violations.

Website. We are trying to get access to our website from Triad.

B) Joshua Raby. Gave a report on the survey that was sent out for community feedback. Josh talked about electronic voting and in-person voting and making sure we have current contact information for all community members. He also talked about community maintenance and volunteers to help with issues we see

C) Russ Boisvert. Triad still has control over the financials until the end of May. Russ has been looking at contracts for companies providing services to our community. Russ and Mitch have been looking into getting the well at the entrance working.

Open Forum

Committees and volunteers. Committees needed right away are budget advisory, maintenance, safety, DAB and Management committees.

Roger Harris asked a question as to who paid the attorney for his presence at the turnover meeting. Michael Bowden advised we have not seen a bill at this time so unsure. Roger also asked how the charters for the committees came about and was advised accordingly.

Donald Dow suggested having the builder declarant make changes as needed to the CC&R's. Advised Lennar is not declarant since turnover, so it is a moot point. Lennar also had limited declarant rights as a builder. Michael Bowden advised a list has been given to Lennar for issues that Lennar needs to address for repair. Michael Doyle wanted to know if Lennar filed paperwork with the county about being a limited declarant and was advised they did. It should be as an amendment in our documents as of April 1st. This will be checked on by the Board. There is a folder named Assignment of Declarant Rights, CCW to Lennar for anyone to see. The POA has also been advised.

Roger Harris made a suggestion for a Facebook page that is read-only to post our documents. This will be reviewed.

Leanne Garcia wanted to know what the community needs immediately. Advised we want community involvement.

Pete Donald suggested we put in a new irrigation system rather than try to fix the old one. Josephine Melnick suggested to call county and see if schematics were available.

Michael Bowden advised we have several issues that we are looking into...including our own postal box and finding out more information on our financials and budget. Michael Doyle asked about dissolving the HOA and merging with the POA. Our attorney has advised that our covenants stay with the land and can not be changed. Question brought up about short term rentals. Our documents state leases need to be a minimum of 6 months which should eliminate the issue of short term rentals. Suggestion made to have an amendment done on this issue.

Question about fine committee. Josh Raby advised these questions were brought up to the attorney and he advised to stay with the current procedure of letters and then attorney review. Once we have a new management company, we can address a fine committee and procedures.

Don Bailey asked about new forms for the DAB and procedures. We are trying to streamline the process to make the application process smooth for everyone. The forms will be on our Facebook group page and on the website soon. Randy Shultz, with the POA, advised to make sure all forms are filled out completely to avoid delays. The DAB will coordinate with the POA.

Breyon Gilbert asked about Board meeting times. Suggestion was made to have meetings at different times. Also a suggestion for a bulletin board to post meetings. Question about live streaming our meetings. This is tabled until we choose a new management company.

Barry Bacaris is concerned about the traffic on US Hwy 41 and getting out of our neighborhood. Mitch Seidman advised he has been in touch with the highway department to try and find a solution to this issue.

Michael Bowden spoke about residents taking over the common areas and landscaping those areas. This will affect our tax exempt status and residents should not be doing this. This is something that is going to be addressed with the individual homeowners. We will also talk later about certain common areas being maintained by individuals..ie: mowing.

House Bill 1203 was given as reference for changes to HOA rules.

New Business

Minutes from the Turnover meeting will be approved at the next Grand Park North Annual Meeting.

Pledge of Allegiance was recited

Board of Directors Code of Ethics brought to the floor.

Motion was made by Don Dow and seconded by Josh Raby to approve the Code of Ethics. All in favor. Motion passed.

Motion was made to bring to the floor the commitment form for the Board of Directors by Josh Raby and seconded by Russ Boisvert. All in favor. Motion passed.

Motion was made to bring to the floor a committee for the Budget and Finance Committee. Motion made by Josh Raby and seconded by Russ Boisvert. Russ Boisvert to serve as ex-officio. Volunteers are Randy Shultz, Leanne Garcia, Arvin Sansom. Motion to approve the Budget and Finance charter and committee members by Josh Raby and seconded by Vicki Whittle. All in favor. Motion passed.

Motion to bring to the floor a committee for the Common Area Maintenance Advisory committee. Motion made by Vicki Whittle and seconded by Mitch Seidman. Volunteers are Tom Robinson, Jeremy Reynolds, Willie Ray, Mitch Seidman, Don VanTassel, Randy Dmyterko. Motion to approve the charter and committee members by Josh Raby and seconded by Russ Boisvert. All in favor. Motion passed.

Motion to bring to the floor a committee for Safety Advisory committee. Motion made by Josh Raby and seconded by Mitch Seidman. Volunteers are Bianca Raby, Joy Ray, Randy Shultz. Motion to approve the charter and committee members by Josh Raby and seconded by Russ Boisvert. All in favor. Motion passed.

Motion to bring to the floor the charter for the DAB committee by Vicki Whittle and seconded by Josh Raby. Volunteers are Vicki Whittle, Mitch Seidman and Anna Mason. Motion to approve the charter and committee members made by Mitch Seidman and seconded by Russ Boisvert. All in favor. Motion passed.

Motion to bring to the floor an Ad-Hoc committee for Management Company search by Josh Raby and seconded by Russ Boisvert. Volunteers are Michael Bowden and Josh Raby as ex-officio members, with Rhonda Sansom, Josephine

Melnick, Don VanTassel. Motion to approve committee members made by Vicki Whittle and seconded by Josh Raby. All in favor. Motion passed.

Motion to bring to the floor Board meetings schedules. Motion made by Josh Raby and seconded by Russ Boisvert. Suggested for the first quarter that the Board meet monthly. Day of the week to be after monthly financials have been received and to be the last Tuesday of the month at 6 P.M. Next meeting to be June 24, 2025 at 6 P.M. Motion made by Josh Raby and seconded by Mitch Seidman. All in favor. Motion passed.

DAB Committee meetings. Meeting schedule to try and coincide with the ACB meeting deadlines as much as possible. May 9th, June 10th at 10 A.M. Meetings to be held at the RSPOA clubhouse, orange room. Motion to approve by Josh Raby and seconded by Russ Boisvert. All in favor. Motion passed.

Motion made by Michael Bowden to use personal credit card to hold our website until we have a new management company. Triad will not release the website to GPN until there is another card on file. No charges will be made to the card. All in favor. Motion passed.

Adjournment

Motion made to adjourn by Michael Bowden and seconded by Josh Raby. All in favor. Motion passed.

Minutes submitted by:

Vicki Whittle
Board of Directors Secretary

Approved by:

Assets

Cash - Operating

10-1010-00	One Florida - OPR 4794	\$39,240.94
10-1049-00	Due to/from OPR	(19,454.68)

Total Cash - Operating: \$19,786.26

Cash - Reserve

12-1250-00	One Florida - RSV 5448	31,345.01
12-1270-00	Due to/from RSV	19,454.68

Total Cash - Reserve: \$50,799.69

Current Assets

14-1410-00	Accounts Receivable	3,855.70
14-1490-00	Allowance for Doubtful Accounts	(41.67)

Total Current Assets: \$3,814.03

Other Assets

15-1520-00	Prepaid Insurance - Expires 1/13/26	1,166.55
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Total Other Assets: \$1,166.55

Fixed Assets

17-1710-00	Entrance Sign	52,238.00
17-1720-00	Entrance Lights	12,655.00

Total Fixed Assets: \$64,893.00

Total Assets: \$140,459.53

Liabilities & Equity

Current Liabilities

20-2010-00	Accounts Payable - OPR	150.00
20-2030-00	Prepaid Assessments	1,255.35
20-2035-00	Deferred Assessments	36,034.25

Total Current Liabilities: \$37,439.60

Contingency Liabilities

27-2710-00	Contingency - Entrance Lights	6,534.35
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Total Contingency Liabilities: \$6,534.35

Long-Term Liabilities

28-3000-00	Reserve Fund - Road & Drainage	55,708.82
28-3001-00	S/F Reserves - Road & Drainage	(5,300.00)
28-3051-00	Reserve Fund - Int/Div	390.87

Total Long-Term Liabilities: \$50,799.69

Equity

30-3500-00	Homeowners Equity	47,167.95
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Total Equity: \$47,167.95

Net Income Gain / Loss (1,482.06) (\$1,482.06)



Balance Sheet - Operating

Grand Park North Community Association, Inc.

End Date: 05/31/2025

Total Liabilities & Equity:

\$140,459.53

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40-4010-00 Regular Assessment	\$5,147.75	\$5,147.75	\$-	\$29,024.12	\$25,738.75	\$3,285.37	\$61,773.00
40-4015-00 Builder Assessment	-	-	-	(3,285.37)	-	(3,285.37)	-
41-4110-00 Late Fees	-	-	-	975.00	-	975.00	-
41-4120-00 Interest (Homeowners)	40.99	-	40.99	271.74	-	271.74	-
41-4125-00 Bank Operating Interest	3.55	-	3.55	19.24	-	19.24	-
41-4128-00 Bank Reserve Interest	82.14	-	82.14	390.87	-	390.87	-
41-4129-00 Allocate Reserve Interest	(82.14)	-	(82.14)	(390.87)	-	(390.87)	-
Total OPERATING INCOME	\$5,192.29	\$5,147.75	\$44.54	\$27,004.73	\$25,738.75	\$1,265.98	\$61,773.00
OPERATING EXPENSE							
General & Administrative							
6300-00 Accounting Fees & Tax Prep	-	22.92	22.92	275.00	114.60	(160.40)	275.00
6305-00 Bad Debt	41.67	41.67	-	699.28	208.35	(490.93)	500.00
6310-00 Bank Charges & Coupon Books	-	73.75	73.75	104.00	368.75	264.75	885.00
6320-00 Corporate Annual Report	86.25	7.25	(79.00)	86.25	36.25	(50.00)	87.00
6325-00 Insurance Liability/D&O/GL	166.65	175.00	8.35	833.25	875.00	41.75	2,100.00
6330-00 Management Fees	1,000.00	1,062.00	62.00	5,000.00	5,310.00	310.00	12,744.00
6340-00 Office Expenses	766.05	41.67	(724.38)	1,342.23	208.35	(1,133.88)	500.00
6345-00 Professional & Legal Fees	-	83.33	83.33	2,327.42	416.65	(1,910.77)	1,000.00
6350-00 Website	-	-	-	83.40	-	(83.40)	-
Total General & Administrative	\$2,060.62	\$1,507.59	(\$553.03)	\$10,750.83	\$7,537.95	(\$3,212.88)	\$18,091.00
Utilities							
7010-00 Electricity	100.02	134.42	34.40	575.12	672.10	96.98	1,613.00
7040-00 Water - Irrigation	-	133.33	133.33	-	666.65	666.65	1,600.00
Total Utilities	\$100.02	\$267.75	\$167.73	\$575.12	\$1,338.75	\$763.63	\$3,213.00
General Repairs							
7125-00 General Repairs & Maintenance	-	83.33	83.33	398.33	416.65	18.32	1,000.00
7140-00 Signage Repairs & Maintenance	-	41.67	41.67	175.00	208.35	33.35	500.00
Total General Repairs	\$-	\$125.00	\$125.00	\$573.33	\$625.00	\$51.67	\$1,500.00
Common Area Grounds Maintenance							
7610-00 Landscape Maintenance	2,542.00	2,208.00	(334.00)	12,710.00	11,040.00	(1,670.00)	26,496.00
7630-00 Landscape Enhancement	-	201.00	201.00	-	1,005.00	1,005.00	2,412.00
7660-00 Irrigation Repairs & Maintenance	-	133.00	133.00	558.76	665.00	106.24	1,596.00
7670-00 Common Area Repairs & Maintenance	-	41.67	41.67	-	208.35	208.35	500.00
Total Common Area Grounds Maintena	\$2,542.00	\$2,583.67	\$41.67	\$13,268.76	\$12,918.35	(\$350.41)	\$31,004.00
Reserves							
8001-00 Reserve Expense	663.75	663.75	-	3,318.75	3,318.75	-	7,965.00
Total Reserves	\$663.75	\$663.75	\$-	\$3,318.75	\$3,318.75	\$0.00	\$7,965.00
Total OPERATING EXPENSE	\$5,366.39	\$5,147.76	(\$218.63)	\$28,486.79	\$25,738.80	(\$2,747.99)	\$61,773.00
Net Income:	(\$174.10)	(\$0.01)	(\$174.09)	(\$1,482.06)	(\$0.05)	(\$1,482.01)	\$0.00

Account No	Description			Prior Balance	Current Debit	Current Credit	End Balance
10-1010-00	One Florida - OPR 4794			\$45,720.01	\$572.42	\$7,051.49	\$39,240.94
Date	GL Ref #	Debit	Credit	Description			
05/01/2025	477198	\$ -	\$ 1,000.00	One Florida - OPR 4794 Inv # 25410; TRIAD Association Management (Mgmt Module) Chk # 1			
05/02/2025	484439	-	852.30	One Florida - OPR 4794 Inv # Grand-050125-ACH; TRIAD Association Management, Inc. Chk # 1			
05/06/2025	487393	-	91.33	One Florida - OPR 4794 Inv # 883282-041725-EFT; Duke Energy Payment Processing Chk # 1			
05/08/2025	489358	-	845.00	One Florida - OPR 4794 Inv # GrandPK-043025-ACH; TRIAD Association Management, Inc. Chk # 1			
05/08/2025	489360	-	558.76	One Florida - OPR 4794 Inv # 147896-ACH; United Land Services Holdings LLC Chk # 0			
05/08/2025	489362	-	398.33	One Florida - OPR 4794 Inv # 147930-ACH; United Land Services Holdings LLC Chk # 0			
05/12/2025	492153	364.24	-	Deposit from batch 38710			
05/15/2025	494169	-	2,542.00	One Florida - OPR 4794 Inv # 148403-ACH; United Land Services Holdings LLC Chk # 0			
05/16/2025	494352	204.63	-	Multiple GLs, Multiple Payees			
05/28/2025	498978	-	663.75	Transfer for Reserve Fund			
05/29/2025	500257	-	100.02	One Florida - OPR 4794 Inv # 883282-051925-EFT; Duke Energy Payment Processing Chk # 1			
05/31/2025	501945	3.55	-	Interest			
10-1049-00	Due to/from OPR			(19,454.68)	-	-	(19,454.68)
Date	GL Ref #	Debit	Credit	Description			
12-1250-00	One Florida - RSV 5448			30,599.12	745.89	-	31,345.01
Date	GL Ref #	Debit	Credit	Description			
05/28/2025	498978	\$ 663.75	\$ -	Transfer for Reserve Fund			
05/31/2025	501971	82.14	-	Interest			
12-1270-00	Due to/from RSV			19,454.68	-	-	19,454.68
Date	GL Ref #	Debit	Credit	Description			
14-1410-00	Accounts Receivable			4,028.95	190.99	364.24	3,855.70
Date	GL Ref #	Debit	Credit	Description			
05/02/2025	498468	\$ 40.99	\$ -	Assessment - Operating - Batch 38028			
05/12/2025	492153	-	10.00	Deposit from batch 38710			
05/12/2025	492153	-	349.00	Deposit from batch 38710			
05/12/2025	492153	-	5.24	Deposit from batch 38710			
05/26/2025	499210	150.00	-	Administrative Fee - Batch 39438			
14-1415-00	AR - Developer Assessments			204.63	-	204.63	-
Date	GL Ref #	Debit	Credit	Description			
05/16/2025	494352	\$ -	\$ 204.63	AR - Developer Assessments - CK#2427212			
14-1490-00	Allowance for Doubtful Accounts			-	-	41.67	(41.67)
Date	GL Ref #	Debit	Credit	Description			
05/30/2025	501603	\$ -	\$ 41.67	Allocate Bad Debt Allowance			
15-1520-00	Prepaid Insurance - Expires 1/13/26			1,333.20	-	166.65	1,166.55
Date	GL Ref #	Debit	Credit	Description			
05/30/2025	501601	\$ -	\$ 135.93	Allocate Prepaid Insurance - 1/13/25			
05/30/2025	501605	-	30.72	Allocate Prepaid Insurance - Bond 12/31/25			
17-1710-00	Entrance Sign			52,238.00	-	-	52,238.00
Date	GL Ref #	Debit	Credit	Description			
17-1720-00	Entrance Lights			12,655.00	-	-	12,655.00
Date	GL Ref #	Debit	Credit	Description			
20-2010-00	Accounts Payable - OPR			(1,893.42)	6,387.74	4,644.32	(150.00)
Date	GL Ref #	Debit	Credit	Description			
05/01/2025	473258	\$ -	\$ 1,000.00	Accounts Payable - OPR Inv # 25410			
05/01/2025	477198	1,000.00	-	Accounts Payable - OPR Inv # 25410; TRIAD Association Management (Mgmt Module) Chk # 1			
05/01/2025	484226	-	852.30	Accounts Payable - OPR Inv # Grand-050125-ACH			
05/02/2025	484439	852.30	-	Accounts Payable - OPR Inv # Grand-050125-ACH; TRIAD Association Management, Inc. Chk # 1			
05/05/2025	493344	-	2,542.00	Accounts Payable - OPR Inv # 148403-ACH			

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
05/06/2025	487393	\$ 91.33	\$ -	Accounts Payable - OPR Inv # 883282-041725-EFT; Duke Energy Payment Processing Chk #	
05/08/2025	489358	845.00	-	Accounts Payable - OPR Inv # GrandPK-043025-ACH; TRIAD Association Management, Inc.	
05/08/2025	489360	558.76	-	Accounts Payable - OPR Inv # 147896-ACH; United Land Services Holdings LLC Chk # 0	
05/08/2025	489362	398.33	-	Accounts Payable - OPR Inv # 147930-ACH; United Land Services Holdings LLC Chk # 0	
05/15/2025	494169	2,542.00	-	Accounts Payable - OPR Inv # 148403-ACH; United Land Services Holdings LLC Chk # 0	
05/19/2025	498287	-	100.02	Accounts Payable - OPR Inv # 883282-051925-EFT	
05/29/2025	500257	100.02	-	Accounts Payable - OPR Inv # 883282-051925-EFT; Duke Energy Payment Processing Chk #	
05/31/2025	513904	-	150.00	Accounts Payable - OPR Inv # GrandPa-053125-ACH	
20-2030-00	Prepaid Assessments	(1,255.35)	-	-	(1,255.35)
Date	GL Ref #	Debit	Credit	Description	
20-2035-00	Deferred Assessments	(41,182.00)	5,147.75	-	(36,034.25)
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	501607	\$ 5,147.75	\$ -	Reclass Deferred Assessments	
20-2045-00	TRIAD Collection/NSF Fees	-	150.00	150.00	-
Date	GL Ref #	Debit	Credit	Description	
05/26/2025	499210	\$ -	\$ 150.00	Administrative Fee - Batch 39438	
05/31/2025	513904	150.00	-	Inv 053125 - Collections/Returned Payments - ACH	
27-2710-00	Contingency - Entrance Lights	(6,534.35)	-	-	(6,534.35)
Date	GL Ref #	Debit	Credit	Description	
28-3000-00	Reserve Fund - Road & Drainage	(55,045.07)	-	663.75	(55,708.82)
Date	GL Ref #	Debit	Credit	Description	
05/28/2025	498980	\$ -	\$ 663.75	Reserve Fund - Road & Drainage	
28-3001-00	S/F Reserves - Road & Drainage	5,300.00	-	-	5,300.00
Date	GL Ref #	Debit	Credit	Description	
28-3051-00	Reserve Fund - Int/Div	(308.73)	-	82.14	(390.87)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	509856	\$ -	\$ 82.14	Allocate Reserve Interest	
30-3500-00	Homeowners Equity	(47,167.95)	-	-	(47,167.95)
Date	GL Ref #	Debit	Credit	Description	
40-4010-00	Regular Assessment	(23,876.37)	-	5,147.75	(29,024.12)
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	501607	\$ -	\$ 5,147.75	Reclass Deferred Assessments	
40-4015-00	Builder Assessment	3,285.37	-	-	3,285.37
Date	GL Ref #	Debit	Credit	Description	
41-4110-00	Late Fees	(975.00)	-	-	(975.00)
Date	GL Ref #	Debit	Credit	Description	
41-4120-00	Interest (Homeowners)	(230.75)	-	40.99	(271.74)
Date	GL Ref #	Debit	Credit	Description	
05/02/2025	498468	\$ -	\$ 40.99	Assessment - Operating - Batch 38028	
41-4125-00	Bank Operating Interest	(15.69)	-	3.55	(19.24)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	501945	\$ -	\$ 3.55	Interest	
41-4128-00	Bank Reserve Interest	(308.73)	-	82.14	(390.87)
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	501971	\$ -	\$ 82.14	Interest	
41-4129-00	Allocate Reserve Interest	308.73	82.14	-	390.87
Date	GL Ref #	Debit	Credit	Description	
05/31/2025	509856	\$ 82.14	\$ -	Allocate Reserve Interest	
63-6300-00	Accounting Fees & Tax Prep	275.00	-	-	275.00
Date	GL Ref #	Debit	Credit	Description	

Account No	Description	Prior Balance	Current Debit	Current Credit	End Balance
63-6305-00	Bad Debt	657.61	41.67	-	699.28
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	501603	\$ 41.67	\$ -	Allocate Bad Debt Allowance	
63-6310-00	Bank Charges & Coupon Books	104.00	-	-	104.00
Date	GL Ref #	Debit	Credit	Description	
63-6320-00	Corporate Annual Report	-	86.25	-	86.25
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	484226	\$ 86.25	\$ -	Corporate Annual Report	
63-6325-00	Insurance Liability/D&O/GL	666.60	166.65	-	833.25
Date	GL Ref #	Debit	Credit	Description	
05/30/2025	501601	\$ 135.93	\$ -	Allocate Prepaid Insurance - 1/13/25	
05/30/2025	501605	30.72	-	Allocate Prepaid Insurance - Bond 12/31/25	
63-6330-00	Management Fees	4,000.00	1,000.00	-	5,000.00
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	473258	\$ 1,000.00	\$ -	Management Fee	
63-6340-00	Office Expenses	576.18	766.05	-	1,342.23
Date	GL Ref #	Debit	Credit	Description	
05/01/2025	484226	\$ 766.05	\$ -	Office Expenses	
63-6345-00	Professional & Legal Fees	2,327.42	-	-	2,327.42
Date	GL Ref #	Debit	Credit	Description	
63-6350-00	Website	83.40	-	-	83.40
Date	GL Ref #	Debit	Credit	Description	
70-7010-00	Electricity	475.10	100.02	-	575.12
Date	GL Ref #	Debit	Credit	Description	
05/19/2025	498287	\$ 100.02	\$ -	Acct 9100 8788 3282, 04/16/25 - 03/15/25 - EFT	
71-7125-00	General Repairs & Maintenance	398.33	-	-	398.33
Date	GL Ref #	Debit	Credit	Description	
71-7140-00	Signage Repairs & Maintenance	175.00	-	-	175.00
Date	GL Ref #	Debit	Credit	Description	
76-7610-00	Landscape Maintenance	10,168.00	2,542.00	-	12,710.00
Date	GL Ref #	Debit	Credit	Description	
05/05/2025	493344	\$ 2,542.00	\$ -	Inv 148403, May landscape maintenance - ACH	
76-7660-00	Irrigation Repairs & Maintenance	558.76	-	-	558.76
Date	GL Ref #	Debit	Credit	Description	
80-8001-00	Reserve Expense	2,655.00	663.75	-	3,318.75
Date	GL Ref #	Debit	Credit	Description	
05/28/2025	498980	\$ 663.75	\$ -	Reserve Expense	
Totals:		\$0.00	\$18,643.32	\$18,643.32	\$0.00

Description	Current	Over 30	Over 60	Over 90	Balance
Description		Total			
Administrative Fee 2025			\$1,260.00		
Assessment - Operating (Delinquent Fee) 2025			\$100.00		
Assessment - Operating (Delinquent Interest) 2025			\$115.02		
Assessment - Operating 2025			\$2,380.68		
AR Total:			\$3,855.70		



Vendor			Current	Over 30	Over 60	Over 90	Balance
TRIAD Association Management, Inc.							
Invoice #	Date	Check Memo					
GrandPa-0531 25-ACH	05/31/2025	Inv 053125 - Collections/Returned Payments - ACH		\$150.00	\$0.00	\$0.00	\$0.00
GL Account		Amount	Paid	Description			
20-2045-00		\$150.00	\$0.00	Inv 053125 - Collections/Returned Payments - ACH			
				\$150.00	\$0.00	\$0.00	\$0.00
				\$150.00	\$0.00	\$0.00	\$0.00
Totals:				\$150.00	\$0.00	\$0.00	\$0.00

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
05/29/2025		Duke Energy Payment Processing		0	(\$100.02)
Total Uncleared					(\$100.02)
Cleared Items					
Credits					
05/12/2025	05/12/2025	Deposit from batch 38710	38710 - Payabli Credit Card	150	\$364.24
05/16/2025	05/16/2025	Multiple GLs, Multiple Payees		151	\$204.63
05/31/2025	05/31/2025	Interest			\$3.55
Total Cleared Credits					\$572.42
Debits					
05/01/2025	05/02/2025	TRIAD Association Management (Mgmt Module)		0	(\$1,000.00)
05/02/2025	05/05/2025	TRIAD Association Management, Inc.		0	(\$852.30)
05/06/2025	05/12/2025	Duke Energy Payment Processing		0	(\$91.33)
05/08/2025	05/09/2025	TRIAD Association Management, Inc.		0	(\$845.00)
05/08/2025	05/09/2025	United Land Services Holdings LLC		0	(\$558.76)
05/08/2025	05/09/2025	United Land Services Holdings LLC		0	(\$398.33)
05/15/2025	05/19/2025	United Land Services Holdings LLC		0	(\$2,542.00)
05/28/2025	05/29/2025	Transfer to One Florida - Reserve 5448			(\$663.75)
Total Cleared Debits					(\$6,951.47)

One Florida - Operating 4794 Summary

Ending Account Balance:	\$ 39,240.94
Uncleared Items:	(\$100.02)
<hr/>	
Adjusted Balance:	\$ 39,340.96
Bank Ending Balance:	\$ 39,340.96
<hr/>	
Difference:	\$-



Bank Account Reconciliation

Grand Park North Community Association, Inc.

One Florida - Reserve 5448 (End: 05/31/2025)

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Cleared Items					
Credits					
05/28/2025	05/29/2025	Transfer from One Florida - Operating 4794			\$663.75
05/31/2025	05/31/2025	Interest			\$82.14
Total Cleared Credits					\$745.89

One Florida - Reserve 5448 Summary	
Ending Account Balance:	\$ 31,345.01
Uncleared Items:	\$-
Adjusted Balance:	\$ 31,345.01
Bank Ending Balance:	\$ 31,345.01
Difference:	\$-



ONE
FLORIDA
BANK

33 W Pineloch Avenue
Suite A
Orlando, FL 32806

(844) 529-8490
www.onefloridabank.com

1451456

GRAND PARK NORTH
TRIAD ASSOCIATION MGMT INC AS AGENT
OPERATING ACCOUNT
PO BOX 491200
LEESBURG FL 34749

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX4794
Item Images

Checking Account(s)

Account Title: GRAND PARK NORTH
TRIAD ASSOCIATION MGMT INC AS AGENT
OPERATING ACCOUNT

Effective July 1, 2025, the following changes will be made in our Funds Availability Policy. If a hold is placed on checks deposited to your account, the first \$275.00 may be available on the first business day after the day of your deposit, with the remaining funds available according to the policy.

Association Business Checking		Number of Images	0
Account Number	XXXXXXXXXXXX4794	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	45,720.01	Days in the Statement Period	32
2 Deposits/Credits	568.87	Avg. Balance	41,746.64
8 Checks/Debits	6,951.47	Avg. Collected Balance	41,746.64
Service Charge	.00	Interest Earned	3.66
Interest Paid	3.55	Annual Percentage Yield Earned	0.10%
Ending Balance	39,340.96	2025 Interest Paid	19.24

Account Activity

Date	Description	Amount	Balance
5/02	Vendor Pay Grand Park North CCD	1,000.00-	44,720.01
5/05	Vendor Pay Grand Park North CCD	852.30-	43,867.71
5/09	Vendor Pay Grand Park North CCD	398.33-	43,469.38
5/09	Vendor Pay Grand Park North CCD	558.76-	42,910.62
5/09	Vendor Pay Grand Park North CCD	845.00-	42,065.62
5/12	Transfer PAYABLI DEPOSIT CCD	364.24	42,429.86
5/12	BILL PAY DUKEENERGY WEB 910087883282	91.33-	42,338.53
5/16	Deposit	204.63	42,543.16
5/19	Vendor Pay Grand Park North CCD	2,542.00-	40,001.16
5/29	CincXfer Grand Park North CCD	663.75-	39,337.41
5/31	Interest Deposit	3.55	39,340.96

ACCOUNT RECONCILIATION

THIS FORM IS PROVIDED TO HELP YOU VERIFY YOUR CHECKBOOK BALANCE WITH THIS STATEMENT. PLEASE PROMPTLY REPORT ANY ERRORS.

Contact us if you still cannot balance your checkbook to this statement.

NOTE: immediately notify us of any account name, address or signing authority change.

Fill in below amounts from your Bank Statement and Checkbook

Enter Checkbook Balance: \$

ADD: Deposits Not Entered in Checkbook \$

Subtotal: \$ _____

SUBTRACT: Deductions not entered in checkbook \$

EQUALS: Revised Checkbook Balance* \$ _____ *

Enter Bank Balance from THIS Statement \$

ADD: Deposits not included in THIS Statement \$

Subtotal: \$ _____

EQUALS: Revised Bank balance* \$ _____ *

[illegible]

*These totals should match.

For Consumer Accounts Only: IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS,

Contact us at 407-693-0593, TOLL FREE at 1-844-529-8490, or mail to ONE FLORIDA BANK, 33 W. Pineda Ave. Ste. A, Orlando, FL 32806

Notify us if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
- (2) Describe the error or the transfer you are unsure about and explain as best as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

EXPLANATION CODE

AD	ADVANCE
AP	INTEREST PAYMENT
CA	READY RESERVE ADVANCE
CDI	CD INTEREST TRANSFER
CL	READY RESERVE
CM	CREDIT MEMO
CP	PARTIAL PAYMENT PRINCIPAL ONLY
CR	MISC. CREDIT OR PAYMENT
CT	TRANSFER
DD	CASH DEPOSIT
DM	DEBIT MEMO

DP DEPOSIT
DR DEBIT DISBURSEMENT OR REVERSAL
EC ERROR CORRECTION
ECL READY RESERVE CREDIT LIFE
EX EXTERNAL REVERSAL
FC FINANCE CHARGE
IC CASHED CHECK
ICL INTEREST CREDIT LIFE
IN INTEREST
LC LATE CHARGE
MC MISC. CREDIT

MD	MISC. DEBIT OR CHECK PRINT CHARGE
OD	OVERDRAFT CHARGE
PL	PARTIAL PAYMENT
PR	PRINCIPAL
RT	RETURNED ITEM
SC	SERVICE CHARGE
TR	TRANSFER
WD	WITHDRAWAL
WH	WITHHOLDING

Member
FDIC



Date	5/30/25	Page	2
Primary Account	XXXXXXXXXXXX4794		
Item Images			

Association Business Checking XXXXXXXXXXXX4794 (Continued)

END OF STATEMENT



ONE
FLORIDA
BANK

33 W Pineloch Avenue
Suite A
Orlando, FL 32806

(844) 529-8490
www.onefloridabank.com

1451459

GRAND PARK NORTH
TRIAD ASSOCIATION MGMT INC AS AGENT
RESERVE ACCOUNT
PO BOX 491200
LEESBURG FL 34749

Date 5/30/25 Page 1
Primary Account XXXXXXXXXXXX5448
Item Images

Checking Account(s)

Account Title: GRAND PARK NORTH
TRIAD ASSOCIATION MGMT INC AS AGENT
RESERVE ACCOUNT

Association Money Market Acct		Number of Images	0
Account Number	XXXXXXXXXXXX5448	Statement Dates	5/01/25 thru 6/01/25
Previous Balance	30,599.12	Days in the Statement Period	32
1 Deposits/Credits	663.75	Avg. Balance	30,682.08
Checks/Debits	.00	Avg. Collected Balance	30,682.08
Service Charge	.00	Interest Earned	84.85
Interest Paid	82.14	Annual Percentage Yield Earned	3.20%
Ending Balance	31,345.01	2025 Interest Paid	390.87

Account Activity

Date	Description	Amount	Balance
5/29	CincXfer Grand Park North	663.75	31,262.87
	CCD		
5/31	Interest Deposit	82.14	31,345.01

END OF STATEMENT

ACCOUNT RECONCILIATION

THIS FORM IS PROVIDED TO HELP YOU VERIFY YOUR CHECKBOOK BALANCE WITH THIS STATEMENT. PLEASE PROMPTLY REPORT ANY ERRORS.

Contact us if you still cannot balance your checkbook to this statement.

NOTE: immediately notify us of any account name, address or signing authority change.

Fill in below amounts from your Bank Statement and Checkbook

Enter Checkbook Balance: \$ _____

ADD: Deposits Not Entered in Checkbook \$

Subtotal: \$ _____

SUBTRACT: Deductions not entered in checkbook \$

EQUALS: Revised Checkbook Balance* \$ _____ *

Enter Bank Balance from THIS Statement \$ _____

ADD: Deposits not included in THIS Statement \$ _____

Subtotal: \$ _____

EQUALS: Revised Bank balance* \$ _____ *

[illegible]

*These totals should match.

For Consumer Accounts Only: IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC FUNDS TRANSFERS,

Contact us at 407-693-0593, TOLL FREE at 1-844-529-8490, or mail to ONE FLORIDA BANK, 33 W. Pineloch Ave. Ste. A, Orlando, FL 32806

Notify us if you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt. We must hear from you no later than 60 days after we sent you the FIRST statement on which the error or problem appeared.

- (1) Tell us your name and account number.
- (2) Describe the error or the transfer you are unsure about and explain as best as you can why you believe there is an error or why you need more information.
- (3) Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this, we will credit your account for the amount you think is in error, so that you will have use of the money during the time it takes us to complete our investigation.

EXPLANATION CODE

AD	ADVANCE
AP	INTEREST PAYMENT
CA	READY RESERVE ADVANCE
CDI	CD INTEREST TRANSFER
CL	READY RESERVE
CM	CREDIT MEMO
CP	PARTIAL PAYMENT PRINCIPAL ONLY
CR	MISC. CREDIT OR PAYMENT
CT	TRANSFER
DD	CASH DEPOSIT
DM	DEBIT MEMO

DP	DEPOSIT
DR	DEBIT DISBURSEMENT OR REVERSAL
EC	ERROR CORRECTION
ECL	READY RESERVE CREDIT LIFE
EX	EXTERNAL REVERSAL
FC	FINANCE CHARGE
IC	CASHED CHECK
ICL	INTEREST CREDIT LIFE
IN	INTEREST
LC	LATE CHARGE
MC	MISC. CREDIT

MD	MISC. DEBIT OR CHECK PRINT CHARGE
OD	OVERDRAFT CHARGE
PL	PARTIAL PAYMENT
PR	PRINCIPAL
RT	RETURNED ITEM
SC	SERVICE CHARGE
TR	TRANSFER
WD	WITHDRAWAL
WH	WITHHOLDING

Member
FDIC



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70-7010-00

Your Energy Bill

Page 1 of 3

Service address

GRAND PARK NORTH COM ASSOC
7701 S US HIGHWAY 41
ENTRY LIGHT/PUMP

Bill date Apr 17, 2025

For service Mar 18 - Apr 15
29 days

Account number **9100 8788 3282**

Billing summary

Previous Amount Due	\$113.02
Payment Received Apr 09	-113.02
Current Electric Charges	82.03
Taxes	9.30
Total Amount Due May 08	\$91.33

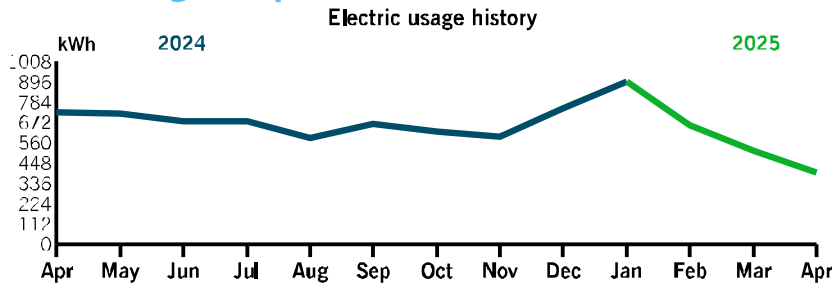


Thank you for your payment.

Know what's below. Call before you dig. Always call 811 before you dig, it's the law. Making this free call at least two full business days before you dig gets utility lines marked and helps protect you from injury and expense. Call 811 or visit sunshine811.com.

Learn how to lower your bill with an online or free on-site Business Energy Check. This no-cost analysis provides you with specific tips on how to save energy and qualify for valuable rebates for energy-savings measures. You may also qualify for a FREE Commercial Energy Savings Kit. Go to duke-energy.com/FreeBizCheck or email prescriptiveincentives@duke-energy.com.

Your usage snapshot



Average temperature in degrees

69° 78° 81° 81° 81° 79° 72° 67° 59° 50° 62° 63° 73°

	Current Month	Apr 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	399	730	7,766	647
Avg. Daily (kWh)	14	24	21	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8788 3282

Amount of automatic draft

\$91.33
by May 8

Your payment is scheduled to be made by monthly automatic draft on May 8

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

GRAND PARK NORTH COM ASSOC
TRIAD ASSOC MGMT
PO BOX 491200
LEESBURG FL 34749-1200

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100878832820006600000000000000000913300000091330

Your usage snapshot - Continued

Current electric usage for meter number 4284494	
Actual reading on Apr 15	41690
Previous reading on Mar 18	- 41291
<hr/>	
Energy Used	399 kWh
Billed kWh	399.000 kWh

Billing details - Electric

Billing Period - Mar 18 25 to Apr 15 25	
Meter - 4284494	
Customer Charge	\$17.23
Energy Charge	
399.000 kWh @ 12.130c	48.39
Fuel Charge	
399.000 kWh @ 3.925c	15.66
Asset Securitization Charge	
399.000 kWh @ 0.187c	0.75
<hr/>	
Total Current Charges	\$82.03

Your current rate is **General Service Non-Demand Sec (GS-1)**.

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$5.85
Regulatory Assessment Fee	0.07
Gross Receipts Tax	2.11
County Optional Tax	1.27
<hr/>	
Total Taxes	\$9.30



76-7660-00

12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 147896

Date	PO#
04/30/25	
Due Date	Terms
5/30/25	Net 30

BILL TO
Grand Park North HOA
TRIAD Assoc Mgmt. P.O BOX 491200 Leesburg,, FL 34749

Property Address
Grand Park North HOA
Dunnelon, FL

Item	Amount
------	--------

Job # 165027 - Grand Park North - Well/Backflow repair at front entranceway 4/16/2025

- Irrigation Labor - 4 hours
- Misc Irrigation Costs
- Backflow Reinforcement Post

\$558.76

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$558.76
Sales Tax	\$0.00
Total	\$558.76
Credits/Payments	(\$0.00)
Balance Due	\$558.76



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

71-7125-00

Invoice 147930

Date	PO#
04/30/25	
Due Date	Terms
5/30/25	Net 30

BILL TO
Oak Hammock Townhomes HOA
TRIAD Assoc Mgmt. P.O BOX 491200 Leesburg,, FL 34749

Property Address
Oak Hammock Townhomes HOA SE 31st St Ocala , FL 34471

Item	Amount
------	--------

Job # 161668 - Oak Hammock Townhomes - Well #1 Filter Replacement 4/30/2025

Requested by Carla De Yorgi

Replaced broken water filter at well #1

Cleaned area before replacement

- Installed replacement Filter
- Irrigation repairs - 1 hour Labor

\$398.33

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$398.33
Sales Tax	\$0.00
Total	\$398.33
Credits/Payments	(\$0.00)
Balance Due	\$398.33

STRENGTH IN PARTNERSHIPS



TRIAD Association Management

Association Management Redefined

INVOICE

PO Box 491200
Leesburg, FL 34749-1200
info@TRIADassocmgmt.com

TO: Grand Park North Community Association, Inc.

FOR: Association Management Services

Date: 05/01/2025

Due: upon receipt

Description	Amount
Website (63-6350-00)	\$0.00
Office Expenses (63-6340-00) *** Includes record storage***	\$766.05
Coupons (63-6310-00)	\$0.00
Annual Report (63-6320-00)	\$86.25
Total	\$852.30

Payment is due upon receipt and shall be automatically debited from the Association Operating Account in accordance with the contract terms.

STRENGTH IN PARTNERSHIPS

Triad Association Management
PO Box 491200
Leesburg, FL 34749-1200



Invoice Number	25410
Invoice Date	05/01/2025

Grand Park North Community Association, Inc.
c/o TRIAD Association Management
PO Box 491200
Leesburg, FL 34749-1200

Date	Description	Quantity	Unit Cost	Total Charge	Tax - 0.00 %	Total Cost
Management Fee (Minimum Rate)						
05/01/2025	Monthly Fee	1.00	\$1,000.00	\$1,000.00	\$0.00	\$1,000.00
Management Fee (Minimum Rate) Total				\$1,000.00	\$0.00	\$1,000.00
306 - Grand Park North Community Association, Inc. Total				\$1,000.00	\$0.00	\$1,000.00

76-7610-10



12276 San Jose Blvd.
Suite 747
Jacksonville, FL 32223

Invoice 148403

Date	PO#
05/05/25	
Due Date	Terms
6/4/25	Net 30

BILL TO
Grand Park North HOA
TRIAD Assoc Mgmt. P.O BOX 491200 Leesburg,, FL 34749

Property Address
Grand Park North HOA
Dunnelon, FL

Item	Amount
Job #141758 - Grand Park North Landscape Maintenance May 2025	\$2,542.00

Thank you for your business.

REMIT PAYMENT TO:
United Land Services
12276 San Jose Blvd Suite 747
Jacksonville FL 32223

Subtotal	\$2,542.00
Sales Tax	\$0.00
Total	\$2,542.00
Credits/Payments	(\$0.00)
Balance Due	\$2,542.00



duke-energy.com
877.372.8477

Autopay 6.9
70-7010-00

Your Energy Bill

Page 1 of 3

Service address

GRAND PARK NORTH COM ASSOC
7701 S US HIGHWAY 41
ENTRY LIGHT/PUMP

Bill date May 19, 2025

For service Apr 16 - May 15
30 days

Account number **9100 8788 3282**

Billing summary

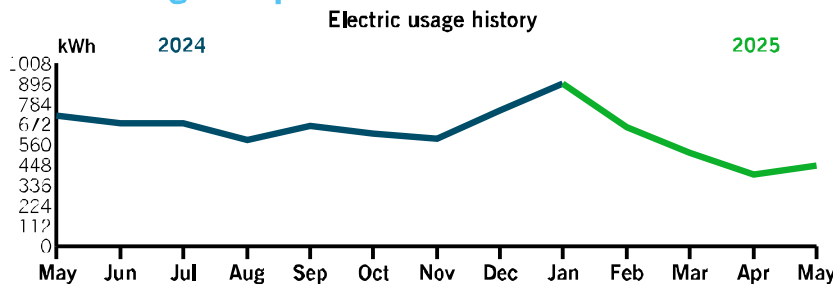
Previous Amount Due	\$91.33
Payment Received May 08	-91.33
Current Electric Charges	89.84
Taxes	10.18
Total Amount Due Jun 09	\$100.02



Thank you for your payment.

Duke Energy Florida utilized fuel in the following proportions to generate your power: Coal 6.9%, Purchased Power 3.5%, Gas 82.9%, Oil 0.1%, Nuclear 0%, Solar 6.6% (For prior 12 months ending March 31, 2025).

Your usage snapshot



Average temperature in degrees

78° 81° 81° 81° 79° 72° 67° 59° 50° 62° 63° 72° 76°

	Current Month	May 2024	12-Month Usage	Avg Monthly Usage
Electric (kWh)	447	722	7,491	624
Avg. Daily (kWh)	15	23	21	
12-month usage based on most recent history				

Mail your payment at least 7 days before the due date or pay instantly at duke-energy.com/billing. Late payments are subject to a \$5.00 or 1.5%, late charge, whichever is greater.

Please return this portion with your payment. Thank you for your business.



Duke Energy Return Mail
PO Box 1090
Charlotte, NC 28201-1090

Account number
9100 8788 3282

Amount of automatic draft

\$100.02
by Jun 9

Your payment is scheduled to be made by monthly automatic draft on Jun 9

\$ _____ \$ _____
Add here, to help others with a contribution to Share the Light **Amount enclosed**

GRAND PARK NORTH COM ASSOC
TRIAD ASSOC MGMT
PO BOX 491200
LEESBURG FL 34749-1200

Duke Energy Payment Processing
PO Box 1094
Charlotte, NC 28201-1094

889100878832820006600000000000000001000200000100028

Your usage snapshot - Continued

Current electric usage for meter number 4284494	
Actual reading on May 15	42137
Previous reading on Apr 16	- 41690
<hr/>	
Energy Used	447 kWh
Billed kWh	447.000 kWh

Billing details - Electric

Billing Period - Apr 16 25 to May 15 25	
Meter - 4284494	
Customer Charge	\$17.23
Energy Charge	
447.000 kWh @ 12.130c	54.23
Fuel Charge	
447.000 kWh @ 3.925c	17.54
Asset Securitization Charge	
447.000 kWh @ 0.187c	0.84
<hr/>	
Total Current Charges	\$89.84

Your current rate is **General Service Non-Demand Sec (GS-1)**.

For a complete listing of all Florida rates and riders, visit duke-energy.com/rates

Billing details - Taxes

State And Other Taxes	\$6.41
Regulatory Assessment Fee	0.08
Gross Receipts Tax	2.31
County Optional Tax	1.38
<hr/>	
Total Taxes	\$10.18

GRAND PARK NORTH HOMEOWNERS ASSOCIATION, INC.

HURRICANE PROTECTION PLAN

Adopted Pursuant to Florida Statute § 720.3035(6)

1. PURPOSE

In accordance with Florida Statute § 720.3035(6), this Hurricane Protection Plan is adopted by the Grand Park North Homeowners Association, Inc. (the "Association") to promote the health, safety, and welfare of the community, and to ensure uniformity and consistency in the installation and maintenance of hurricane protection measures on all parcels within the Association.

2. SCOPE

This plan applies to all structures and improvements on parcels governed by the Association. The specifications outlined herein govern the installation, replacement, enhancement, and temporary deployment of hurricane protection products.

3. HURRICANE PROTECTION SPECIFICATIONS

A. Permanent Hurricane Protection Products

Owners may install the following types of permanent hurricane protection, subject to the conditions below:

- **Roof Systems** – Must comply with the Florida Building Code and meet ASCE 7-22 standards.
- **Permanent Fixed Storm Shutters**
- **Roll-Down Track Storm Shutters**
- **Impact-Resistant Windows and Doors**
- **Polycarbonate Panels**
- **Reinforced Garage Doors**
- **Erosion Control Systems** (Permanent only)
- **Exterior Fixed Generators**
- **Fuel Storage Tanks**
- **Other Hurricane Protection Products** used to preserve and protect structures or improvements.

All permanent products must match or adhere, as closely as possible, to those already adopted or commonly used within the community. Exceptions may be permitted by the Design and Architectural Board (DAB) if the owner can demonstrate that no similar color, material, or product is available. All permanent hurricane protection products must be installed by licensed professionals and comply with all applicable state and local codes, including wind load and anchoring requirements.

B. Temporary Hurricane Protection Products

The following products may be deployed temporarily without prior Association approval, provided they meet the following guidelines:

- **Temporary Erosion Controls**
- **Temporary Doors or Window Coverings**

Conditions for deployment:

- May only be deployed once the National Weather Service or a local emergency management agency places the local area within the cone of a named storm.
- Must not adversely impact the flow of water in the existing surface water management system.
- Must be removed as soon as possible, but no later than one (1) week after the passing of the named storm.

4. APPROVAL PROCESS

- All changes to the exterior of any property, including the installation of permanent hurricane protection products, must be submitted to the Design and Architectural Board (DAB) for review and approval prior to installation.
- Applications must include detailed plans, product specifications, and compliance documentation.
- Permanent erosion controls, exterior fixed generators, fuel storage tanks, and other permanent hurricane protection products require DAB approval.
- Approval may not be unreasonably withheld when a request complies with this Plan and conforms to an existing unified building scheme.

5. ENFORCEMENT

Failure to comply with the requirements of this Hurricane Protection Plan may result in enforcement action, including removal of non-compliant installations, fines, or other remedies as permitted under the Association's governing documents and Florida law.

6. EFFECTIVE DATE

This Hurricane Protection Plan is effective immediately upon adoption by the Board of Directors and may be updated from time to time to reflect changes in the Florida Building Code, technology, or Association standards.

ADOPTED by the Board of Directors of the Grand Park North Homeowners Association, Inc. this ____ day of _____, 2025.

By: _____
[Name], President

Attest: _____
[Name], Secretary

Dear Grand Park North HOA Board,

I'm writing to express a concern shared by many residents in our community regarding the increasing issue of speeding throughout Grand Park North. As someone who is frequently walks in the neighborhood and a resident in the area, I urge the board to consider purchasing and installing two flashing speed limit signs as a proactive measure to address this serious safety issue.

There has been a noticeable increase in both resident and vendor vehicles traveling well above the posted speed limits. This creates a dangerous environment, especially considering the number of children, dogs, families, and senior residents who regularly walk or exercise along our streets. Unlike static signs that often go unnoticed, flashing speed limit signs have been proven to catch drivers' attention and effectively remind them to slow down.

The goal is not enforcement through penalty, but rather prevention through awareness. These signs provide a visual cue that alerts drivers in real-time when they are exceeding the speed limit—helping to change behavior before an accident happens. They are especially valuable in neighborhoods like ours where traffic enforcement is limited and where we rely on shared responsibility to keep everyone safe.

Installing just two of these flashing signs at strategic entry points would make a significant difference. It's a simple, cost-effective investment in the well-being of our community—one that demonstrates leadership, foresight, and care for all who call Grand Park North home.

Thank you for considering this important request. I would be happy to assist in sourcing options or gathering resident support if needed.

Sincerely,

Randy Shultz

Request:

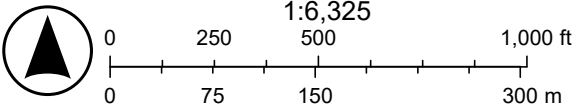
- 2 - Solar powered flashing speed limit signs 2 qty \$2725.00 + tax 204.44= 2930.42
- Two poles needed at \$78.82 + tax rate \$5.91 = \$84.73
- Grand total \$3015.15
- Installation by the Maintenance Committee

Grand Park North Common Areas



6/22/2025, 1:12:14 PM

Search one or more fields below: result Streets
Reach Parcels



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community