

BEL- FOREST MANOR CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
SPECIAL ASSESSMENT

To: All Bel-Forest Manor Members:

NOTICE IS HEREBY GIVEN of Bel-Forest Manor Special Meeting to be held at the following DATE, TIME, and LOCATION:

DATE/ TIME: Monday, April 14, 2025, at 6:00pm

LOCATION: Ameri-Tech Clearwater Office - Conference Room #3

24701 US Highway 19 N Suite #102 Clearwater, FL 33763

ZOOM: Type this in your computer or phone browser: ZOOM.US/JOIN

<https://us02web.zoom.us/j/87564104732?pwd=ZV1QlybLSIAAndrfnX2WNWDk9UVLfTq.1>

[Join Zoom Meeting](#)

[One Tap Mobile](#)

Meeting ID: 875 6410 4732

305 224 1968 727397 # US

Passcode: 727397

646 931 3860 727397 # US

This Special Meeting will be held by the Board of Directors for the purpose of a Special Assessment to cover the reserves for operating a short fall total of \$42,546.72 which was allocated for the year 2025 annual budget. After the Board's approval of the Special Assessment, coupons will be mailed to you. There will be two payments, 1st payment due June 1st, and 2nd payment due July 1st, 2025. The payment may also be paid in full. (Below is breakdown of assessment)

ESTIMATE OF REQUIRED ASSESSMENT FOR 2025				
DEMAND		NEED	HAVE IN RESERVES	SHORTAGE
Roof - Top Silicone Coat Remediation		\$27,800	\$19,559	\$8,241
Mansards and Gazebo (Tile)		\$30,400	\$26,640	\$3,760
Paint - underway executed		\$97,600	\$87,761	\$9,839
Short 18K in operating by year end		\$18,000	\$0	\$18,000
			Sub Total	\$39,839
Delinquency/Foreclosure (factor 0.06%)				\$2,390
			Total Assessment	\$42,546.72
Units	%	Each unit	2 Payments	Total
Single - 5	1.138891	\$480.95	\$240.48	\$2,404.77
Double - 42	1.388889	\$586.53	\$293.27	24,634.17
Corner - 24	1.472222	\$621.72	\$310.86	\$14,921.26
Double - 1	1.388873	\$586.52	\$293.26	\$586.52
				\$42,546.72

SPECIAL ASSESSMENT MEETING AGENDA

1. Certify Quorum of the Board
2. Proof of Notice of the Meeting
3. Open Forum
4. Board Approval of Special Assessment amount \$42,546.72
5. Adjournment

By Order of the Board of Directors,

Gloria Reed

Gloria Reed, LCAM
Community Manager

March 28, 2025