



Greetings from Greenelefe!

Board Members for 2025:

Joseph Edelkopf aka Yossi, President
Joseph Schechter, Vice-President
John Brown, Treasurer/Secretary
Chris Palamidis, Director
Avi Rapaport, Director
Nasiba Cassidy, **General Manager**

Newsletter

Dear Residents,

We are pleased to report significant advances in managing our community's finances and operations. Our joint commitment is to first solidify our financial structure to ensure stability and then to pursue enhancements and amenities that will benefit our entire community. We would like to follow up and provide the latest updates that have taken place since the last quarterly newsletter.

As you are all well aware we ended up cancelling AppFolio Software back in November 2024 and Onboarded with a new software, Enumerate Central as of December 2024. For our homeowners, we've partnered with Enumerate Engage which was launched on February 28th, 2025. As an owner, you will be able to:

- Get important information and connect with your neighbors.
- Receive notifications, messages and reminders from your association. Please be sure to set your notification preferences in your **My Account** area to receive these important posts from your association and management company via email, text message and/or mobile notification. Don't forget to provide your mobile phone number if you want to receive text message notifications.
- Find HOA documents, forms and events information. Under **Online Forms** you can report a violation and request a new service.
- Find contact information for the HOA management company.
- Make payment or check your account status. Under **Resources** tab, you can make payments.

As a general manager, along with your board members, we reviewed the existing contracts and considered upcoming projects. During our examination, we found that several old contracts were coming to end. Employee uniform contract, which was signed six years ago, finally came to an end and we got rid of extra expense associated with it. Our office printer has been leased for the past six years, and the original contract came to an end as of June 2025. Instead of getting ourselves into another binding agreement, board decided to buy a printer from Dex Imaging and avoid any leasing expense. Office mailing stamp machine for processing letters, statements and other notices which have also been leased for the past five years came to an end, and with the board's suggestion we will be trying out an online Click2Mail platform to process the mailing of the upcoming HOA related notices which allows us to stay away from locked contracts and gives more flexibility to try different platforms.

It is important to note that during our property insurance renewal back in April 2025. We were able to save over 20K in interest charges by paying out a big lump sum of the premium down payment in the amount of \$323,180 from the total premium cost \$718,178. Compared to last year's insurance cost, our insurance premium has **decreased** by at least 12.5%. Last year's premium was \$820,429. So, kudos to our board president, Mr. Yossi

Edelkopf who worked hard to negotiate the best deals for the association and introduced us to Franklin Street Insurance Brokers.

Although we were able to cut down on a lot of extra costs by changing the process and procedures, we still must plan ahead and consider upcoming Special Assessments for community amenity establishments such as Clubhouse, Pool, Gym and Centralized Laundry Location. After consulting with HOA attorney, in order to build and establish any community amenities, we must have a common land. However, the few spots that association actually owns the land are adjacent to the condo buildings and would require membership approval plus a 100% approval of owners that live on these adjacent buildings. Thus, the board is entertaining the idea of buying out the Rental Office land which is across the HOA office and building amenities on it. As a result, instead of purchasing new washers and dryers, we decided to lease used equipment, and we have replaced at least 12 washers in the community. We will continue to lease washers and dryers until the centralized laundry location is established and built.

So here are some of the community highlights that have taken place since the beginning of the year:

- New software "Enumerate Central & Engage" implementation that enables owners to access their accounts, pay online, place a work order, request an ARC review. Be up to date with ongoing news by creating an online portal and accessing many other benefits that comes with using this platform.
- In order to get the trash cost under control and provide service for association owners. We have implemented a valet trash service that assists the owners by picking up their trash at least twice a week. It has helped control illegal dumping into woods, islands and behind the buildings. Especially, we noticed that owners and tenants that live too far from the compactors have really been benefiting from the service and are complimenting us on the valet service implementation.
- Renewal of property contracts. One of them renewed as of 6/3/2025 the landscaping company GreenRock Landscapes. They were able to keep the same price for 25-26 renewal year without implementing any increase. As of July, all the trimmed palms from last year (170-180) were trimmed, pruned and cut back in the preparation of upcoming hurricane season. In addition, at least 5-8 dead trees were removed to keep the area safe from possible strong winds during the hurricane season.
- Just like we mentioned above, Nasiba Cassidy reviewed every single contract to find a way to save money for the association and ultimately upgrade and improve the current services. The contract with ADT Security was reviewed and upgraded to a newer system and resulted in savings from removal of landline associated with previous system for after-hour emergency calls. So, now our system is cloud base and does not require a landline to have after-hour emergency calls.
- Livingston Pest Control was bought out by 411 Pest Service on 5/2024. The contract was updated and renewed under new service name. The new company owner honored the same cost agreement for 2024 & 2025 years. The service includes exterior and interior spraying (per unit owner's request and in person availability) or all 781 units at \$2000 monthly, and no cost to the individual owners instead it has become a part of the assessments.
- Our merger and partnership with Alliance Association Bank allowed us to keep all our funds under their umbrella, as CDAR & ICS and have been FDIC insured since. It has been a tremendous success which allowed us to stay on track with all our CDs renewals and keep daily monitoring of bank accounts. In addition, the bank offers us a lockbox service where all owner payments should be going for processing:

TO MAIL YOUR CHECKS AND MONEY ORDERS:

Grenelefe Association of Condo Owners No. 1

Processing Center

PO Box 620743

Orlando, FL 32862-0743

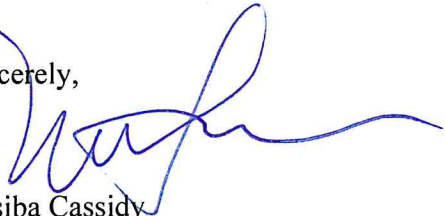
- Another major accomplishment that Nasiba Cassidy has made was to perform product inventory and get rid of the tools and vehicles that were not in use and were under property insurance. As a result, the depreciation list was updated and adjusted accordingly. By getting rid of the old equipment and

vehicles, we were able to save on maintenance costs and to order additional (4) gas golf cars from the beginning of the year and to lower our auto insurance premium costs.

- NOX Constructions, LLC a 3rd party vendor has been on top of scheduled PM works. Since the beginning of the year 2025, we have PM and Painted:
Cedarwood 22; Palm View 12; Camelot Dr 308; Camelot Dr 333; Corner Lake 201.
- It is important to note that by implementing more efficient and technologically savvy approaches running the operating system allows Nasiba Cassidy to perform daily walkthroughs, to do inspections, to process violations, to assess and monitor employees and their projects, to be able to meet vendors and attend banks when needed. It allows her to be more hands on and boots in the ground in order to attend homeowner needs and meet the deadlines accordingly.

This period has already witnessed significant improvements in our operations, as outlined in this newsletter. Our goal is to maximize efficiency through technology while minimizing costs. Growth is crucial; without it, we risk a decline from which recovery might be impossible.

Sincerely,



Nasiba Cassidy
General Manager