

# **Aqua Solis Community Newsletter**

## *Summer 2025 Edition*

Welcome to the latest edition of our community newsletter, aimed at keeping you informed about important news in our neighborhood.

### **Pool Area Upgrades**

Recently, four new umbrellas were purchased for the pool area. They look great and provide more protection from the sun. The ceiling fan in the cabana area was also replaced to provide additional comfort.

Thank you to Neda and Sarge for their generous donation of a table and chairs for under the cabana. We hope you have had an opportunity to enjoy this comfortable and newly enhanced area of our pool.

To keep the pool area looking tidy, you are kindly reminded to bring any garbage home with you, close the umbrellas, turn off the lights and fan, return pool deck furniture to its proper place, and ensure the gate is locked when you are finished enjoying our pool area.

### **Mulching and Re-Sodding Projects Completed**

The Board has completed additional community beautification projects this year. The entire community received a fresh installation of mulch in May. Phase 2 of the community re-sodding project was also completed in May. Both projects were achieved with substantial cost savings for our HOA.

### **Financial Update**

The Board has demonstrated its continued fiscal responsibility by strategically investing a portion of reserve funds in a Certificate of Deposit, ensuring both security and growth for our community's financial assets. This prudent decision not only adheres to best practices in asset management, but also safeguards the HOA's reserves, delivering a stable return on investment while still planning for future capital projects.

### **New Homebuyer Capital Contribution**

Thanks to homeowner approval of one of our amendments last year, our HOA received a Capital Contribution deposit as a result of a recent Aqua Solis home sale. When a property sells to a new owner, the HOA collects this fee from the buyer as part of their closing costs. The fee is equal to five months of assessments at the monthly assessment rate at that time. Currently, it is \$1,675. Many other communities charge a similar fee to buyers. The Board's goal behind

implementing this fee was to have another innovative way to help offset the rising costs of providing services and completing projects for the community. Should you choose to sell your home in the future, please ensure your Realtor is aware of this closing cost for the buyer.

### **Gate Codes**

Please do not distribute your entry gate access code to anyone outside your household. If you are expecting a delivery or having a contractor visit, ask them to use the call box directory so you can buzz them in. If you need assistance setting this feature up, contact Ameri-Tech at (727) 726-8000.

### **Speed Limit: 10 MPH**

With an increase in the number of children, older adults, and ongoing pedestrian activity, please drive carefully and observe our community's 10 MPH speed limit.

### **Ameri-Tech: Our Community Property Manager**

Our property manager at Ameri-Tech is Jenny Kidd. She is your first point of contact for any HOA related questions or concerns and can be reached at (727) 726-8000 Ext. 247 or [jkidd@ameritechmail.com](mailto:jkidd@ameritechmail.com).

Stay cool and safe this summer. Thank you for your continued support in making Aqua Solis a wonderful place to call home.

### **Your Aqua Solis Board of Directors**

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