



**NOTICE OF BOARD OF DIRECTORS 4th QUARTER MEETING
THE GREAT OUTDOORS PREMIER RV/GOLF RESORT XIX
CONDOMINIUM ASSOCIATION**

OCTOBER 29, 2026

THE BOARD OF DIRECTORS OF THE GREAT OUTDOORS PREMIER RV/GOLF RESORT XIX CONDOMINIUM ASSOCIATION, INC., in accordance with the by-laws of the Association and Section 718.11(2), Florida Statutes, hereby notifies you that the 4th Quarter Meeting of the Board of Directors of the Great Outdoors Premier RV/Golf Resort XIX Condominium Association will be held at the following date, time and place.

Friday November 13, 2026

11:30am

The Great Outdoors Pavilion

145B Plantation Drive Titusville FL 32780

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Proof of Notice**
- 4. Roll Call**
- 5. Approve Minutes**
 - a. BOD Meeting Minutes of September 3, 2026
- 6. Officer Reports**
 - a. President
 - b. Treasurers
 - c. Social Committee
- 7. Old Business**
 - a. Motion to approve Clubhouse sidewalk/pool deck pressure wash, sand and seal
- 8. New Business**
 - a. Motion to approve contract for Clubhouse maintenance
 - b. Motion to adopt Once-a-year collection of Assessments
 - c. Motion for to approve contract for financial administration
 - d. Motion to approve proposed 2027 budget

9. Community questions and comments

10. Announcements

11. Adjournment

A representative from DiMasi Burton will be available to respond to any legal questions.

Agenda subject to change.

TGO Condo 19 Hidden Lakes 2027 Budget		
<u>Distribution Account</u>	<u>2027 Budget</u>	<u>Per Lot</u>
Income		
Condo Fees	\$ 170,880.00	
Total Condo Fees	<u>\$ 170,880.00</u>	
Total Income	\$ 170,880.00	\$ 960.00
Reserve Income	\$ 43,310.00	
Total for Cost of Goods Sold	<u>\$ 43,310.00</u>	
Gross Profit	\$ 127,570.00	
Operating Contingency		
Expenses		
Administration		
Legal	\$4,500.00	
Management Support	\$7,800.00	
Office & Postage	\$1,250.00	
Storage Unit Costs	\$1,200.00	
Accounting	\$100.00	
Bad Debt	\$100.00	
Website & Technology Support	<u>\$2,000.00</u>	
Total for Administration	\$ 16,950.00	
Insurance		
Appraisal		
Directors and Officers	\$3,000.00	
Crime & Fidelity	\$6,000.00	
Liability & Property	<u>\$18,000.00</u>	
Total for Insurance	\$ 27,000.00	
Repairs & Maint		
Club House	\$2,000.00	
Exterminating	\$1,000.00	
Gate & Entrance	\$2,000.00	
Grounds	\$7,200.00	
Outside Lighting	\$500.00	
Personnel - Cleaning	\$17,212.00	
Pool Service	\$8,608.00	
Pool & Spa parts	\$4,500.00	
Pressure Cleaning Exterior	\$2,000.00	
Supplies - Clubhouse	\$1,500.00	
Club House Deep Cleaning	\$750.00	

Holiday Decorations	\$400.00	
Fountain	\$500.00	
Landscaping	\$3,000.00	
Termite Bond	\$250.00	
Security Camera	\$500.00	
Grounds spraying	\$250.00	
Roadway Gutter Cleaning	\$7,000.00	
Irrigation	\$250.00	
Pool Gate Entrance	\$250.00	
Tree Care	<u>\$4,000.00</u>	
Total for Repairs & Maint	\$ 60,670.00	
Taxes & Licenses DBPR	\$750.00	
Other	\$1,000.00	
Pool & Spa Permits	<u>\$500.00</u>	
Total for Taxes & Licenses	\$ 2,250.00	
Utilities Electric-Clubhouse	\$9,500.00	
Electric-Entrance	\$3,000.00	
My Q service	\$5,000.00	
Water	<u>\$3,200.00</u>	
Total for Utilities	\$ 20,700.00	
Total for Expenses	\$ 127,570.00	
Positive Budget balance	\$ -	