

The following are important dates that all Plantation Estates homeowners are reminded of and should be aware of:

By November 7, 2024 – The proposed Budget is submitted to all Members of the Association.

December 3, 2024 – The Board of Directors at their meeting will review and approve the proposed 2025 Budget.

December 2024 - The Annual Assessment bill is sent to each property owner with a due date of January 1, 2025. Please note that the Corporate By-Laws require the Annual Assessment to be paid in one lump sum. Quarterly and semi-annual payments are not permitted.

February 1, 2025 – Interest begins to accrue at the rate of 18% per annum on all unpaid Annual Assessments or any portion thereof. In addition, the statutory 45 day notice of lien letter will be sent to all delinquent Homeowners.

This will be strictly adhered to by the Association.

March 18, 2025 – Liens are filed in the Hernando County Clerk's Office against all property owners who have not paid their Assessments or any portion thereof. In addition, the statutory 45 day notice of the Association's Intention to Foreclose will be sent to those Homeowners.

This will be strictly adhered to by the Association.

May 5, 2025 – The Association may commence Foreclosure Lawsuits against any delinquent Property Owners. If the Association institutes a Foreclosure Lawsuit, the delinquent Homeowner is responsible for the payment of the outstanding Assessment, accrued interest, court costs and legal fees, which sums can be considerably greater than the initial unpaid Annual Assessment.

Florida Statute 720.3085 PAYMENT FOR ASSESSMENTS; LIEN CLAIMS SUBSECTION (3) (b)

Any payment received by an Association and accepted shall be applied first to any interest accrued, then to any administrative late fee, then to any costs and reasonable attorney fees incurred in collection, and then to the delinquent assessment.

If any Homeowner is experiencing financial difficulties or has some other special circumstance that negatively impacts the Homeowner's ability to meet his or her Annual Assessment obligation, the Homeowner should contact the Treasurer and communicate with him privately regarding his or her situation. Contact information may be found on our website [*peoaspringhill.com*](http://peoaspringhill.com).

E. John Themios
Treasurer
Plantation Estates Owners Association, Inc.