

BEL FOREST MANOR CONDOMINIUM ASSOCIATION, INC.

May 15, 2026

RE: Vote for Pool Heater Improvement

Dear Fellow Condo Owners,

Please accept this letter, supporting information, and the attached proxy for casting your vote for the proposed pool heater improvement project at Bel Forest Manor.

As condo owners ourselves, just like you, we are always looking for ways to maintain or increase our property values while keeping monthly fees reasonable. Installing a permanent, modern pool heating system is a strategic investment in our community that brings significant benefits without the burden of higher costs.

We are asking for your **"YES"** vote for this improvement for the following reasons:

- **No Special Assessment:** The project is structured to be funded responsibly, avoiding additional out-of-pocket costs for homeowners. No increase in dues or special assessment is needed to complete these upgrades.
- **Minimal Operating Costs:** Modern energy-efficient pool heaters (such as heat pumps) are highly efficient, allowing us to maintain a comfortable, consistent temperature at a very low monthly cost. The expected annual electrical cost to heat the pool, based on outdoor air temperatures in winter, averages between \$2 (seasonally milder temps) and \$3 (seasonally colder temps) per unit per month.
- **Better Use of an Amenity We Already Fund:** We already spend \$10 per unit per month to maintain the pool, and it is essentially unusable for 3 to 4 winter months when our community experiences the highest use.
- **Increased Property Values:** A heated pool is a top amenity that enhances the attractiveness of our community. Even if you don't use the pool or haven't used the pool for years, this expenditure will increase the value of your condo. A pool that can be used year-round boosts resale and rental values. Please see the enclosed article.
- **Competitive Standing:** All the surrounding condo developments in our area on Belleair Forest Drive now have heated pools. Installing pool heaters at Bel-Forest Manor will bring us up to speed with local market standards, ensuring our condominium units' value remains competitive and desirable to buyers and renters.

We encourage all condo owners to support this improvement, which will enhance our lifestyle and our investment.

Importantly, there will be no increase in fees, dues, or any special assessments needed to implement these improvements to our property.

Sincerely,
The Board of Directors

Installing a pool heater in a Clearwater, Florida condo does not add a fixed dollar amount to the property value, but it typically yields a **3% to 7% increase in overall property appeal and resale speed**, rather than a major spike in appraised value. In the Florida market, a pool heater is widely considered an **essential operational piece of equipment** rather than a luxury upgrade, meaning its presence preserves your condo's market value, while its absence can actively hurt your negotiating leverage.

<https://www.spcrepairs.com/uncategorized/how-pool-heaters-enhance-the-value-of-your-home/>

<https://www.kennarealestate.com/blog/how-a-swimming-pool-heater-and-pump-can-increase-your-homes-value/>

Real Estate Value Impact

- **Appraisal Value:** Appraisers rarely assign a high specific dollar value to a pool heater alone. You can expect a nominal appraisal adjustment of roughly **\$2,000 to \$5,000** to account for the equipment.
- **Negotiation Leverage:** Outdated, broken, or missing pool equipment allows buyers to demand price concessions. A new heater protects your asking price.
- **Market Velocity:** Properties with fully functional, year-round pool capabilities sell significantly faster in Florida's competitive coastal markets.

<https://www.treasurecoasthomespot.com/blog/does-pool-add-value-home-florida/>

<https://www.aceland.com.au/does-a-pool-add-value-to-your-home/>

Short-Term Rental & ROI Impact

If your Clearwater condo allows short-term rentals, the financial return shifts dramatically:

- **Higher Occupancy:** Standard unheated Florida pools become too cold for most tourists from November through April. A heater unlocks **6 months of additional peak rental viability**.
- **Premium Pricing:** Hosts with heated pools frequently charge a premium or add a **\$25 to \$50 per day pool heating fee**, allowing you to recoup the equipment cost within one to two rental seasons.

<https://www.apexpaversandpools.com/elevated-living/is-a-pool-heater-worth-it>

Technology Choices & Buyer Preference

How much value the heater protects depends heavily on the type of system installed:

- **Electric Heat Pumps:** These are highly favored by Florida buyers. They feature low operating costs (\$50–\$150/month) and raise a property's appeal due to energy efficiency.

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC.

SPECIAL MEMBERSHIP MEETING NOTICE AND AGENDA

DATE: THURSDAY, JUNE 18, 2026

TIME: 6:00 P.M.

**LOCATION: AMERI-TECH COMMUNITY MANAGEMENT PARTNERS, LLC
24701 US HWY 19 NORTH, SUITE 102
CLEARWATER, FL 33763**

Join by Zoom:

<https://us02web.zoom.us/j/86871021634?pwd=OZtDSBoC8RzRgMKdpeCXHPybNquftx.1>

Meeting ID: 868 7102 1634 Passcode: 091650 One tap mobile 1-305-224-1968

AGENDA

- (a) Call to order
- (b) Proof of notice of the meeting
- (c) Establishment of quorum
- (d) Approval of prior meeting minutes
- (e) Call for final votes/proxies regarding material alteration vote, to add a pool heater to heat the community pool.
- (f) Count votes/proxies
- (g) Announce outcome of vote
- (h) Adjournment

I hereby certify that a copy of the foregoing Notice of Membership Meeting was posted in a conspicuous location on the Association Property and mailed to Owners in accordance with the Bylaws of the Association and Chapter 718, Florida Statutes on this 15th day of May, 2026.

_____, President
Printed Name

BEL-FOREST MANOR CONDOMINIUM ASSOCIATION, INC.

**LIMITED PROXY
SPECIAL MEMBERSHIP MEETING
Thursday, June 18, 2026 at 6:00 P.M.**

TO: Secretary

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned hereby appoints the corporate Secretary, his or her designee, or _____ (if blank is not filled in, then the corporate Secretary, or his or her designee shall serve as the proxyholder), attorney and agent with the power of substitution for and in the name, place and stead of the undersigned, to vote as proxy at the **Special Members Meeting** of the Association, to be held at **Ameri-Tech Community Management Partners, LLC on June 18, 2026 at 6:00 P.M.** and also join by **Zoom: <https://us02web.zoom.us/j/86871021634?pwd=OZtDSBoC8RzRgMKdpeCXHPybNquftx.1>**
Meeting ID: 868 7102 1634 Passcode: 091650 One tap mobile 1-305-224-1968 any adjournment thereof, according to the number of votes that the undersigned would be entitled to vote if then present in accordance with the specifications hereinafter made, as follows:

This Proxy may be used for quorum purposes.

Limited Powers

I hereby specifically authorize and instruct my proxy to cast my vote in reference to the following matters only as indicated below.

1. Shall the Association be permitted to materially alter the common elements by installing a pool heater to make the community pool a heated pool?

_____ Yes, in favor of
material alteration.

_____ No, not in favor of
material alteration.

The undersigned ratify and confirm any and all acts and things that the proxy may do or cause to be done on the premises, whether at the meeting referred to above or any change, adjournment, or continuation of it, and revoke all prior proxies previously executed.

Dated: _____

Owner Signatures

Owner Printed Name

Address/Unit#: _____

SUBSTITUTION OF PROXY

The undersigned, appointed as proxy above, does hereby designate _____ to substitute for me in the proxy set forth above.

Dated: _____

Proxy _____

(In no event shall this proxy be valid for a period longer than 90 days after the date of the first meeting for which it was given.)