

SWEETWATER OAKS HOMEOWNERS' ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING MINUTES

NOVEMBER 21, 2011

1. CALL TO ORDER:

President Wayne Chilton called the Board of Directors Meeting to order at 7:05 P.M. Present were Jovo Djuric, Andrea Barnes, Richard Schumacher, Tom Stahl and Sharon Weems. Ron Bledsoe was absent. Carol Niles represented Sentry Management.

2. HOMEOWNER'S FORUM:

No one wished to speak on any agenda items. Karen Lamonica was introduced by Sharon Weems as the new editor of the newsletter.

3. MINUTES OF OCTOBER 17, 2011 MEETING:

Jovo Djuric made a motion to approve the October 17, 2011 Board of Directors Meeting minutes as presented. Richard Schumacher seconded the motion and it carried unanimously.

4. TREASURER'S REPORT:

Jovo Djuric reviewed the October 2011 monthly financials. This is the seventh month of the fiscal year. Income year-to-date is \$435,870.80. Expenses year-to-date are \$422,695.29. Income exceeds expenses by \$13,175.51. It was noted that postage for the Annual Meeting was moved to the Annual Meeting COA to properly reflect expenditures in this account. It was pointed out that the balance in the SOHA Contingency account is down to \$3,022.24.

After discussion at the last meeting regarding the maintenance line item being over budget, Management compiled a spread sheet of all expenses from Home Depot from April through October. The COA for each charge slip was noted and totaled. After conferring with the treasurer a total of \$4,147.09 will be transferred to other line items to correctly reflect maintenance expenses.

Sharon Weems discussed the funds in the General Contingency and the Contingency accounts and would like the Board to re-evaluate the reserve funding line items and document the reasons for the projected amounts for next year's budget.

5. COLLECTIONS REPORT:

Carol Niles reported there are currently three (3) Intent to Liens and 12 outstanding Liens. There are 71 active accounts at the attorney. Of the 71 accounts, 61 are mortgage foreclosures, three (3) are being closed and two (2) have paid which leaves four (4) accounts with the Association's attorney. The arrears figure for October 2011 is \$124,108.97.

6. COMMITTEE REPORTS:

a. Community Center Committee –

1. Temporary Office Location – **Wayne Chilton made a motion to approve the temporary location of the office during construction of the new community center to**

900 Fox Valley Dr., Ste. 209 at a rental amount of \$774.08 per month. Andrea Barnes seconded the motion and it carried unanimously.

Richard Schumacher reported that the geotechnical report was completed for the new community center at a cost of \$2,695.00. It was determined that December 12, 2011 will be moving day to Sweetwater Square for the temporary office while construction is being done on the new community center.

b. Maintenance Committee – There is no report at this time.

c. Landscape Committee –

1. Annuals at 7-11 Island - Discussion followed on the re-planting of the island in front of the 7-11. The plant material was removed by Maintenance due to safety issues with left turns off Wekiva Springs Road and the County requested the plant material be at a lower height. Richart provided a proposal to install sod and trees and annuals on the island. The annuals would be an addition to the annual contract. This issue is on hold. **Andrea Barnes made a motion to substitute plants including trees for the proposal from Richart not to exceed \$1,600.00. The motion failed with no one in favor.**

Sharon Weems made a motion to have Richart install plant material on the end cap on Sweetwater Blvd., N. and Wekiva Springs Road at a cost not to exceed \$200.00. Wayne Chilton seconded the motion and it carried unanimously with funds to come from COA 6045.

Homeowners have contacted the office regarding when landscaping will be done for the Riverbend island off Wekiva Springs Rd. Richard Schumacher made a suggestion that a five-year plan be developed as to the landscape needs for the islands in the community. Then homeowners would know when to expect improvements in their areas.

Stephanie Weinard and Brenda Lange who are on the Community Center Committee asked to speak to the Board regarding the new community center. Stephanie presented to the Board a power point program showing the costs expected and the items to be purchased for the interior of the new community center. The presentation included the exterior stone, paint and roof shingles for the community center and interior tile floor, kitchen cabinets and other kitchen items and the interior of the bathrooms. The Committee's rough estimate for funds needed is \$25,000.00 for upgrades to the amounts quoted in the proposed contract. The original bid from RHS Construction was \$228,910.00, revised to \$204,768.00 and revised again to \$206,232.00. Currently there is approximately \$200,000.00 in the building reserve line item.

Discussion followed as to where additional funds would come from for the upgrades and any additional expenses unforeseen regarding the community center. Monies could be moved from Street Signs, Boat Ramp, Pavilions and Landscape Reserve accounts. **Sharon Weems made a motion to transfer \$50,000.00 from the above reserve accounts to the building account as needed for construction. Andrea Barnes seconded the motion and it carried unanimously.** The Committee, including Jackie Becker, was thanked for all their efforts and work on the project. Exact amounts to come from the reserve line items will be identified when the funds are needed.

7. OLD BUSINESS:

a. **Amend Motion** – Jovo Djuric made a motion to correct code \$4,868.80 from Contingency COA 2460 to Beach Facilities Reserve COA 2509 for the installation of sidewalks, steps and a railing at the Beach. Wayne Chilton seconded the motion and it carried unanimously. It was anticipated that funds in the Beach Reserve account were going to be spent for security cameras at the Beach. However, the security cameras installation is on hold at this time.

b. **Tennis Courts Fence Repairs** – Wayne Chilton made a motion to approve the revised proposal from Varsity Courts for \$5,458.00 which includes an additional \$270.00 to install 12' high fence at the back of courts 1 and 2. Sharon Weems seconded the motion and it carried unanimously.

8. NEW BUSINESS:

a. **Foreclosures** – Management submitted information to the Board in their packet on options the Board may take regarding foreclosures. Board members discussed foreclosure procedures without a resolution as most foreclosures need to be addressed on an individual basis.

b. **Sweetwater Cove – Tennis Court Lights** – Management is to send a survey to all residents of the Cove regarding the expense to install lights for the tennis/basketball court and if they wish the funds to come from their reserve.

c. **Sweetwater Cove - Deck** – Jovo Djuric made a motion to approve Maintenance rebuilding the deck at Sweetwater Cove for approximately \$1,000.00 including materials and temporary help instead of Summertime Deck's proposal of \$4,107.00. Wayne Chilton seconded the motion and it carried unanimously.

d. **Sweetwater Bay – Fountain** – The Board discussed needed repairs to the fountain in Sweetwater Bay and it was decided to hold on this item until next year.

e. **December Meeting** - Wayne Chilton made a motion to cancel the December Board meeting. Richard Schumacher seconded the motion and it carried unanimously.

9. ADJOURNMENT: There being no further business to discuss, **Richard Schumacher made a motion to adjourn the meeting at 10:05 p.m.** Wayne Chilton seconded the motion and it carried unanimously.

The next regular meeting is scheduled for January 16, 2012.

Submitted by:

Andrea Barnes, Secretary
Sweetwater Oaks HOA

Date