

**SWEETWATER COUNTRY CLUB
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, October 15, 2015**

MINUTES

A duly noticed Board Meeting of the Sweetwater Country Club Homeowners Association, Inc. was held on Thursday, October 15, 2015 at the Sweetwater Golf and Country Club, 2700 Sweetwater Country Club Drive, Apopka, FL 32712. President Jerry Phillips called the meeting to order at 7:00 p.m. Board Members in attendance were: Mark Manfre, Berk Schnauer, Tom Brennan, and Skip Strohm. Bobby Anderson and Jim Van Anda were noted as absent. Fred Zanegood, Community Association Manager, and Kelly Hess, Community Association Manager, attended representing FirstService Residential. There were 9 owners present.

ACCEPTANCE OF MINUTES OF PREVIOUS MEETINGS:

Tom Brennan motioned to approve the September BOD Meeting Minutes as presented. The motion was seconded by Mark Manfre and approved by a unanimous vote.

COMMITTEE REPORTS:

A. Security Committee

Tom Brennan presented stating there have been no major security issues.

B. ARB Committee

3 ARB applications were submitted this month. All were approved.

C. Villas of Oak Tree Court

Nothing to report at this time.

D. Landscape

Ed Lynch, chairman presented the committee report for October. (see report below)

A resident expressed concern for the lack of holiday decorations at the entrances. Ed noted that we normally have a sufficient amount. Tom brought up the point that while some other communities may appear to have more abundant decorations, these communities usually also only have one or two entrances and thus can focus all their resources on just the one, while SWCC has six.

E. Newsletter

Fall/Winter Newsletter is due out. Mark suggested adding an article or flyer from Orange County explaining the new trash cans and pickup methods. Jerry suggested we could also add mention of the new community website as well as Facebook Page, and request residents provide and/or update their email addresses.

F. Community Website

Skip asked management to send and/or re-send ARB Form, Community Docs, Newsletter Archive, and Plats to Authentic WEB for the purpose of populating the new website. In addition, Skip asked the Board to reference material in the Board Packet for possible use as introductory copy on the website.

G. Nominating

Jerry provided a brief explanation of the nominating process and time line.

H. Sweetwater Greens

Berk provided an update on the camera system installation in progress stating progress had not been going as expected. He asked management to check on the status of the placement of an order for the DSL line serving this system.

Berk also noted that the gate is still open and inoperative.

I. Golf Development

Tom Brennan fielded questions/concerns from the residents present regarding what exactly is the plan. He answered by stating tee boxes, sand traps, and water features will be added and/or upgraded, and then the Villas (49) would be built next. Tom also mentioned that Walter wants to handle the announcement/unveiling, inviting the neighborhood to come out to hear the proposed plan. (Invites for the announcement are expected to go out this week.)

Residents in attendance asked:

- Will the new units become part of the HOA?
- Will the new units be within a gated section?

There was also a brief discussion regarding the amenities currently available and if these would be available to the new units.

J. Government Representative

Nothing new to report.

K. Welcome

The list is being compiled for Carol Robinson.

L. Community Garage Sale

Skip summarized the ... and brought up the question for discussion if the Garage Sale should perhaps be every two years instead of annually. In addition, it was noted that although email blasts still need to be sent out, it may be more effective to also send out postcards.

FINANCIAL REPORT:

In Jim's absence, the financial report was not presented. Management did however include the usual financial items noted in the Management Report when presented.

MANAGEMENT REPORT:

Fred Zanegood presented the management report for September.

DISCUSSION: Updates / Status

Jerry asked management to please include a Violation Summary with BOD Packets.

Box Fence at 2456 Willow Springs Ct: Management was asked to re-send an ARB Form to Janet Moran at 2456 Willow Springs Ct for approval of her re-worked fence that had previously been considered installed “backward” (with posts on the outside) and thus in violation. Recent inspections however have shown that the installed “box fence” is in compliance.

Water Drainage at 1560 Majestic Oak Ct: Management was asked to notify the county of a water drainage situation reported by the resident at 1560 Majestic Oak Ct. Although a proposal was obtained to have repair work done by the Association, Berk Schnauer specifically noted that this is in fact an issue that needs to be addressed by the county.

Park Village Place Sidewalk Repair: Berk also is looking into costs to install a water spigot at the Park Village Place gazebo park which will help facilitate the repair of the sidewalks.

Diamond Hill Signage: Discussion continued regarding a county letter sent to the association requesting a selection of one of three options to insure signage compliance. Berk also brought up the need for the signs to be pressure washed.

Golf Villas Sealcoating: Jerry motioned to defer sealcoating until the county’s water main replacement project has been completed. Tom seconded the motion and the motion was passed by a unanimous vote.

NEW BUSINESS:

A. Review of Wekiva Corridor HOA Meeting – Skip provided an overview of topics from the meeting and noted the documents attached to the BOD Packet for more information.

Skip also noted that the bear hunt will be from October 24 – October 30.

Jerry made an inquiry/statement regarding the possible need to “re-constitute” or “revitalize” the association’s CC&Rs greater than 30 years old. And, if indeed, “re-constitute” / “revitalize” is the proper terminology pertaining to these renewals if necessary. He also mentioned that there had been a change made to the documents approximately 7-8 years ago and wondered if that change had qualified as having re-constituted the documents. In addition, he asked that a determination be made as to which documents were greater than 30 years old; which documents were less than 30 years old; and what Board action(s), if any, were necessary regarding this matter.

ADJOURNMENT:

With no other business to discuss, Tom Brennan motioned to adjourn the meeting at 8:38 pm. Mark Manfre seconded the motion.

**SWEETWATER COUNTRY CLUB HOA BOARD – OCTOBER 2015
LANDSCAPE COMMITTEE MEETING 6 OCTOBER**

Aggressive Tree Service will remove the dead Pine tree and dead branch at Golf Villas and also remove the Canary Date Palm at Golf Ridge. Also, at the Golf Villas, we approved the repair of the rock beds and planting of Plumbago.

We approved the Loropetalum and Durantas shrubs for the south island project and asked that they be done prior to the holiday season.

Holiday Decorations will be put up on Saturday, 14 Nov.

A truck operated by Virgil & Brothers through Pools by Bradley, damaged Fox Sq. Circle. I have asked RLC to give me an estimate of the damage and we will ask for reimbursement.

The requests from the homeowners of Villa D'Este were discussed by the committee and we will set up a site survey with RLC and Villa contacts.

Our meeting schedule: November 3 – Trevor Delafield, December 1 – Bobby Anderson, Jan 5 – Jon Momberger and Feb 2– Dorothy Petticrew.. If you wish to attend any of these meetings, please contact me at edlynch66@embarqmail.com or call 407-884-0583. A Landscape Contractor representative will be present at our monthly meetings.

Respectfully submitted: Ed Lynch, Chairman