

**SWEETWATER COUNTRY CLUB
HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
Thursday, April 21, 2016**

MINUTES

A duly noticed Board Meeting of the Sweetwater Country Club Homeowners Association, Inc. was held on Thursday, March 17, 2016, at the Sweetwater Oaks HOA Community Center, 810 Fox Tail Drive, Longwood FL 32779. President Jerry Phillips called the meeting to order at 7:03 p.m. Members in attendance were: Tom Brennan, Bobby Anderson, Berk Schnauffer, Mark Manfre and Jim Van Anda. Kelly Hess, Community Association Manager and Kate Oates, SR Community Association Manager attended representing FirstService Residential. There were 4 owners present.

ACCEPTANCE OF MINUTES OF PREVIOUS MEETINGS:

Tom Brennan made a motion to approve the March 2016 Minutes. Bobby Anderson seconds the motion and the motion passed unanimously.

COMMITTEE REPORTS:

A. Security Committee

Tom Brennan reported the there was a break-in at 1666 Majestic Oak Drive. Fortunately, a neighbor suspected there was a problem and called 911. There were officers in the area and they responded quickly. The burglars were caught and arrested by Orange County Sheriff's Department. It was reported that they possibly were involved in over 30 break-ins. These were not committed in Sweetwater Country Club.

B. ARB Committee

There were no ARB applications to review at this time.

C. Villas of Oak Tree Court

Bobby Anderson reported that the street was repaired for a third time and it still has not been corrected.

D. Landscape

Ed Lynch reported that the committee is considering various shrubs to replace the Durantas which have been damaged by the Nematodes. Hamilton Place entrance on the west side may need to have the diseased soil replaced. Sweetwater Greens has a dead Duranta that needs to be replaced. Also a broad leaf Holly tree on each side of the entrance is diseased. The irrigation problem at Oak Tree Court has been fixed. There are low branches on the large oak tree near the Husky home that needs to be trimmed up. Climbing fig will need to be planted on the west wall south of the entrance along Wekiwa Springs Road. (See attached full landscaping report).

E. Newsletter

No update at this time.

F. Sweetwater Greens

Berk Schnauffer reported that the phone line to the gate system is broken, so calls are not able to connect. At this time, the gate will remain open until the system has been repaired. Jon Momberger is working on security cameras as well.

H. Golf Development

Tom Brennan reported that at this time no decision has been made yet regarding the location of the maintenance building for the golf course. Walter Judge is working with Orange County on the areas for access.

I. Government Representative

Tom Brennan stated nothing to report.

FINANCIAL REPORT:

Jim Van Anda summarized the March financials. A copy was provided to the Board members to review. There were no questions or comments regarding the financials.

MANAGEMENT REPORT:

Kelly Hess presented the management report for March.

NEW BUSINESS:

Jerry Phillips reported that Kelly Hess will be leaving as the manager for Sweetwater Country Club starting on May 1, 2016. She has been promoted within the company and will be full time on a sited property. The Board wished Kelly the best. No manager has been appointed as of yet. Kate Oates will be the point of contact for the community until a manager has been assigned.

Kate Oates was asked to continue to check regarding the next meeting with Orange County regarding golf development. Once a date has been set, an email blast needs to be sent to all owners with the date.

Jerry Phillips requested information on who was up for re-election this year. Kate Oates will check the minutes from last year's annual report and provide information to Jerry Phillips.

Berk Schnauffer requested that the Board be provided the legal updates yearly.

OLD BUSINESS:

The MRTA revitalization continues. It was reported that Unit 1 – Phase 1 will be the first set of documents to revitalize per the attorney.

ADJOURNMENT:

With no other business to discuss, Tom Brennan motioned to adjourn the meeting at 8:01 pm. Bobby Anderson seconded the motion. Motion passed unanimously.

The next meeting is scheduled for May 19, 2016.