

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
August 18, 2016
7:00 P.M.

SWEETWATER OAKS HOA COMMUNITY CENTER
810 FOX VALLEY DRIVE, LONGWOOD, FL 32779

MINUTES

I. CALL TO ORDER: The meeting was called to order by President Jerry Phillips on/at the date, place and time notated above. Members present were Bobby Anderson, Jerry Phillips, Berk Schnauffer, Skip Strohm and James VanAnda. Absent were : Mark Manfre and Val Maxwell. Lori Waddick – LCAM and Sunday Wright – Regional Director from FirstService Residential were also present.

II. ACCEPTANCE OF MINUTES:

- A. Board Meeting Minutes / May 26, 2016. FirstService presented the minutes of the May 26, 2016 meeting. Adoption tabled.
- B. Annual/Board Meeting Minutes / June 16, 2016. FirstService presented the minutes of the June 16, 2016 meeting. Adoption tabled.

III. COMMITTEE REPORTS

- A. Security:
FirstService Presented the Security Report (Attached).
- B. Architectural Review:
The following ARB form was considered:

Owner:	Richard Durham Penelope Durham	Unit Number:	1541 Oak Tree Ct		
Status:	Open	Progress Code:	Received	Received Date: 08/12/2016	
Categories:	Driveway	Description:	Driveway		

- C. Villas at Oak Tree Court:
Grass is dying because of pump problem.
- D. Landscape (attached):
Mr. Lynch gave the landscaping report. Cost of \$5K was obtained from RLC to install a new pump. Mr. Schnauffer reported he is following up to try to get the pump warrantied. The pipe that supplies the water is pvc. They have the same thing at the west entrance. The controller at Oak Tree Court has been fixed. At Villa D Este they did not trim the trees. They are paying for it but not receiving the service. Mr. Lynch reported that they have budget surplus from the prior year that could be used to cover the maintainance and tree trimming for Villa D'Este. Mr. Lynch brought up the complaint that the area outside of Diamond Hill is not being trimmed, edged and the sidewalk is not

being cleaned. This area is golf course property. FirstService should reach out to the golf course to ask them to maintain this area.

E. Newsletter:

Carol Robinson-Newsletter Chair reported that we really need to mail the newsletters because most of the owners do not have email. A draft was presented to the Board for approval.

F. Sweetwater Greens:

Mr. Schnauffer reported that the gates are now fully operational and the invoice for the repair has been submitted for payment.

G. Golf Development Committee:

Tom Brennan/ Chair not present. Since last meeting the country club had put in a request for variances for setbacks. They requested a nine foot set back but the county will not approve that variance unless the owners approved. Ashton Woods intervened on the golf clubs behalf and got the clubhouse redesigned so it complies with the 25 foot set back. Ashton Woods is getting ready to respond to the other requirements and they do not expect approval until the beginning of 2017.

H. Government Representative:

Chair not here to present.

III. FINANCIAL REPORT:

Jim VanAnda gave the report that the lawn maintenance is over budget for the year. FirstService to check into the overage.

IV. MANAGEMENT REPORT:

1. FirstService reported that the CPA report has been received and distributed to the board. As soon as they reviewed the owners need to be notified that it is available by postcard.
2. FirstService requested direction on the old action items in the management report. The board advised that both old action items can be removed.
3. FirstService advised 670 Majestic Oak Drive has reached final notice/attorney on trash cans stored in driveway, driveway repair and mail box repair so a vote is needed to turn this unit over to the attorney for compliance enforcement. Board advised that the owner of this unit has recently passed away so there is no sense in spending attorney fees on compliance enforcement until a new owner is responsible.
4. FirstService reported that 1165 SHL has been parking in the street overnight. The board advised that this is not a violation of the HOA documents and the streets belong to the county.
5. FirstService advised they received an email from 1634 MOD regarding the fence behind their property. Board advised that this is not HOA property – it is county property.
6. FirstService asked if bids could be obtained for the dirty sidewalks and broken fences in the community. Board advised that sidewalks and fences not located on unit owner's property are county or golf course property.

VI. NEW BUSINESS

- A. Banking Change from Customers to Greens:**
FirstService advised that Customers Bank has substantially dropped their interest rate to .10% and a change to Green Bank could obtain a .60% rate. Motion was made to reject moving the funds to Green Bank for the small amount of money in this account by Jim VanAnda. The motion was seconded by Bobby Anderson and carried unanimously.
- B. Ratify Rejection of Payment Plan Vote 1332 Majestic Oak Drive.**
Motion to reject that payment plan by Skip Strohm as this property is being sold. The motion was seconded by Bobby Anderson and carried unanimously.
- C. Ratify Acceptance of Payment Plan Vote 2509 SWCC Dr.** Motion was made to approve the plan by Skip Strohm. The motion was seconded by Berk Schnaufer and carried unanimously.
- D. Waiver of Fees 1533 Orchard Tree Court.** Jerry Phillips advised that this unit is on Oak Tree Court so it should not receive fees since it is in an expired section. Motion to remove the fees by Skip Strohm. The motion was seconded by Bobby Anderson and carried unanimously.
- E. Meeting Notice Sign Layout Approval:** FirstService presented layouts and prices for new signs containing dry erase. Sunday Wright of FirstService offered to get a price and samples for placards instead of dry erase signs.
- F. Garage Sale Committee:** Mr. Strohm reported that his wife would not be able to chair the garage sale this year. FirstService was directed to send an email blast to owners asking for a chairperson.
- G. Well Pump:** This item was discussed earlier in the minutes.
- H. Orange County Water Violation Notice:** FirstService presented a violation notice from Orange County. Berk Schnaufer reported that it is a county meter that is the problem.

VII. OLD BUSINESS

- A. MRTA:** Jerry Phillips gave an update as follows: We have more than 320 joinders signed. We have 256 so the time has come to prepare and submit them to the state. The attorney is working on the submittal and Jerry Phillips will sign the papers next week. After the completion of the master, the individual sections will also need to be revitalized.
- B.** 18 months back we were supposed to correct the sidewalks by SWCC Village – we have water available for them now – 15 foot section – Kelly where is the bid. Check look at the limits for the D&O policy.
- C.** Motion was made by Bobby Anderson to authorize Jerry Phillips to sign the license agreement for the limited common properties for golf villas once the attorney approves it. The motion seconded by Skip Strohm and carried unanimously.

VIII. ADJOURNMENT: Motion to adjourn 8:43