

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
ANNUAL MEMBERS MEETING
June 16, 2016
7:00 P.M.

THE MEETING WAS HELD AT:
SWEETWATER OAKS HOA COMMUNITY CENTER
810 FOX VALLEY DRIVE, LONGWOOD, FL 32779

AGENDA

I. CALL TO ORDER:

The meeting was called to order by President Jerry Phillips at 7:03 pm. At the date place and time notated above.

II. PROOF OF NOTICE:

FirstService Residential (FirstService) presented an Affidavit of Mailing as Proof of Notice for the meeting. Motion was made by Tom Brennen to accept the notice as proof. The motion was seconded by Bobby Anderson and carried unanimously.

III. ESTABLISH A QUORUM:

FirstService announced there was a quorum with 75 units represented in person and by proxy.

IV. ACCEPTANCE OF MINUTES OF PREVIOUS MEETING:

FirstService presented the minutes of the last annual meeting. Motion to approve by Berk Schnauffer. The motion was seconded by Tom Brennen and carried unanimously.

V. INTRODUCTION OF CANDIDATES:

Each of the four candidates on the ballot were introduced and given an opportunity to address the owners.

VI. INSPECTORS OF ELECTION:

FirstService requested that three owners volunteer to tally the votes from the ballots. The three owners were given the ballots to certify and tally.

VII. PRESIDENTS MESSAGE:

President Jerry Phillips reported that the community is going through a big project at this time as we are having to revitalize the HOA documents. The documents had to be prepared and it is a complicated process that we need to do the overall first association first. FSR picked up 8 boxes of revitalized documents to be distributed. An organizing

committee was formed by section and the organizer is bringing the documents to every home and the homeowners will be asked to approve them. This packet is called a joinder. Every owner of the home must sign the form and return it to their committee member. A majority vote of 50 percent plus one must be obtained in order to revitalize. Some owner's lots have not expired as the Covenant may not be dissolved in their section. Once the first joinder is signed we have 45 days to get the rest in.

Jerry Phillips reported on the zoning amendment to the county is limited to a finite number of units. The first phase 149 homes, the second phase a multistory condo building with the clubhouse in it approved by the county approximately 7 or 8 years ago. While they may obtain approval to build it, they were not able to get persons approved for mortgages. The golf club and Ashton Woods submitted an amendment to the amendment so they started construction on that phase but they do need approval for the 72 townhouses. There will be a clubhouse behind it. Now the county is waiting for Ashton Woods and golf club to resubmit based on their new criteria.

Ashton Woods has submitted a variance from the normal 25 foot set-back to 50 feet basically – Ashton Woods is trying to get homeowners to agree to that.

The golf club and clubhouse would be a three story building first story underground fancy looking clubhouse first level, second level and a three level with a swimming pool.

Other news is there are contractors tearing up the streets for the replacement water main on Sweetwater Country Club Drive - All the way to the end of Fox Squirrel. They are replacing asbestos in the pipe - Even though asbestos pipes have not been proven to cause health hazards they are replacing it throughout the county because it is not a sturdy pipe.

LANDSCAPING REPORT:

Landscape Committee Chair - Ed Lynch gave the landscaping committee report as follows: We are filling in the Jasmine on the islands and that the landscape plan has been implemented. Jon Momberger reported that they still need to complete the Villa Des otherwise, the whole plan is completed.

SECURITY REPORT:

Security Committee Chair Tom Brennan reported that security in general has been good this year. No more squatters. Normal run for robberies and scams and suspicious people and that the association is getting a lot for its money in terms of security and the security presence is very obvious so it is a big deterrent. He continued that the service provided is 64 hours per month/15 hours per week. Mostly during the day- sometimes at evening- sometimes uniform-sometimes with squad cars and sometimes in plain cars. Orange County has a non-emergency number if owners report things to them they will dispatch the information to the deputies a couple of times a day. Every entrance has no soliciting .

V. ELECTION ANNOUNCEMENT:

Jerry Phillips reported election results are in and that the candidate who gets the fewer votes will serve for one year and the other three will serve for two year terms and the votes came in as follows:

Val Maxwell	87
Mark Manfre	85
Jerry Phillips	85
Jim VanAnda	84

Jerry Phillips reported that Tom Brennen was heavily involved in the golf development and after six years of serving on the Board he has decided not to run again but has offered to be available to help. Jerry Phillips personally and on behalf of the Board wishes the best to Tom and said thank you for your service.

VI. NEW BUSINESS:

The floor was opened for questions and answers from owners.

VII. OLD BUSINESS

A. MRTA (Discussion took place in Presidents Message).

VIII. ADJOURNMENT TO A BOARD OF DIRECTORS ORGANIZATIONAL MEETING:

*Motion was made to adjourn the annual meeting to a Board of Directors Organizational meeting by Bobby Anderson. The motion was seconded by Skip Strohm and carried unanimously.

*Members present were: Jerry Phillips, Skip Strohm, Bobby Anderson and Berk Schnaufer thereby constituting a quorum of the Board.

*Motion was made by Skip Strohm to keep the same Board positions, replacing the Secretary position with Val Maxwell. The motion was seconded by Bobby Anderson and carried unanimously.

*Motion was made to adjourn the meeting by Berk Schnaufer at 9:05 PM. The motion was seconded by Bobby Anderson and was carried unanimously.

Respectfully submitted,

Lori Waddick, LCAM
Sweetwater CC HOA