

**SWEETWATER COUNTRY CLUB  
HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING**

**MINUTES**

A duly noticed Board Meeting of the Sweetwater Country Club Homeowners Association, Inc. was held on Thursday, May 26, 2016, at the Sweetwater Oaks HOA Community Center, located at 810 Fox Tail Drive, Longwood FL 32779. President Jerry Phillips called the meeting to order at 7:00 p.m. Members in attendance were: Bobby Anderson, Tom Brennon, Jerry Phillips, Berk Schnauffer and Jim Van Anda. Absent were: Mark Manfre. and Edward Strohm. Lori Waddick, Community Association Manager attended representing FirstService Residential.

**ACCEPTANCE OF MINUTES OF PREVIOUS MEETINGS:**

Jim Van Anda (Skip) made a motion to approve the April 21, 2016 Minutes as presented. Tom Brennan seconded the motion and the motion passed unanimously.

**COMMITTEE REPORTS:**

**A. Security Committee**

Tom Brennan reported the there was a break-in this month. 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 Sherriff's Department.

**B. ARB Committee**

The following ARB applications were approved:

- \*Ewing/1616 Green Cricket Court/Tree Removal
- \*Baker/2324 Sweetwater CC Place Drive/New Shingle Roof
- \*Turner/1224 Majestic Oak Drive/Motor Home Temporary Parking

**C. Villas of Oak Tree Court**

Bobby Anderson reported that the street is missing a street sign at the corner of Sweetwater Country Club Drive and Oak Tree. Bobby Anderson to send measurements to FSR and FSR was instructed to call the county to request sign replacement.

**D. Landscape**

Ed Lynch reported that the committee approved replacement of Loquat trees because they are messy and attract animals. Jerry Phillips reported that a new budget would have contained funds for the removal and replacement of those trees, however, the existing budget does not. We are limited to same budget as last year until the revitalization takes place.

FSR to get bids to renovate the Hamilton Place exterior wall to include concrete, block ball, pressure washing, sealing and painting.

**E. Newsletter**

No update at this time.

**F. Sweetwater Greens**

Berk Schnauer reported on the gate system as follows: We now have a contractor D&A Gate who is making repairs and/or will replace the system and authorization has been given to proceed with. The phone line to the gate system is now working. A conduit needs to be installed. The one gate is still open because it still does not have the capability to function to allow emergency vehicles access. It is open and will remain open until the system has been repaired. No update on the security cameras.

#### **H. Golf Development**

Tom Brennan requested information on when the county meeting will be. Jerry reported that they are still waiting on the developer to re-submit. There were some variances requested by Ashton Woods. The county did not like five of them and requested re-submission.

Mrs. Shilling reported that Ashton Woods requested a meeting to set up a variance so they are meeting with them tomorrow to get them to sign off on the waiver. The waiver is for a parking lot in the back yards and dumpster. Ashton Woods is trying to get the owners to agree to waive the set back requirement without going to the county. The county rejected a waiver by Ashton Woods so that is why they are approaching the affected owners.

Tom Brennan advised owners that he felt Ashton Woods is looking for a weak spot to be able to get approval and he is contemplating what the association has as an obligation to look into this for the entire membership.

Jerry Phillips recommended to the affected owners that they not sign anything without the association being present as it affects multiple owners and that the association attorney is working on this matter and looking into the variances.

926 Golf Valley Drive – There are a lot of dead trees are on the property line. Tom Brennan was requested to have that taken care of before the hurricane season starts as those trees are definitely on golf course property.

#### **I. Government Representative**

Tom Brennan stated nothing to report.

Jim Van Anda suggested that the attorney get a copy of the waiver. If the HOA is being asked for advice than Jim Van Anda recommended that the HOA attorney also be involved.

The type of homes that are being built are very different from the existing homes so they ??? have not come back and said they do or do not want to be part of the master association. The biggest reasons to be part of the master is security and access ramps to Lake Brantley.

Jerry Phillips reported that the nominating committee has four persons to fill the four seats that are available as follows:

Mark Mandre  
Val Lee Maxwell  
Jerry Phillips  
James Van Anda

#### **FINANCIAL REPORT:**

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

### **MANAGEMENT REPORT:**

Jerry Phillips reported that Lori Waddick is the new manager with FirstService Residential for Sweetwater Country Club. Lori Waddick presented the management report for April but was not able to answer questions since she did not prepare the report.

### **NEW BUSINESS:**

A license agreement was received by Jerry Phillips asking owners for permission to construct water services, but the document is not complete and it does not address the reality of the issue. A new water main is being laid by Country Club Drive and new service being provided to the Villas. The second page of the document states any property outside of the right of way is part of the agreement. The homeowners do not have the legal standing for the limited common property so the HOA will need to sign instead of individual owners.

Six new signs are needed and FSR was provided a sample sign but instructed to include the address of the meeting place. Bobby Anderson requested FSR check to see if the word "board" should be included or just HOA meeting before ordering the signs.

Complaints were received regarding 1727 Majestic Oak Drive lawn. FSR was instructed to add this home to the list of lawns to mow.

### **OLD BUSINESS:**

Jerry Phillips reported that the MRTA revitalization continues. He reported that Unit 1 – Phase 1 will be the first set of documents to revitalize per the attorney. Jerry Phillips continued that we are in the process of printing the documents. The attorney had initially recommended Laurel Pine be revitalized first of all the expired sections, then he received a recommendation from community affairs, who has to approve it, to have Unit 1 – Phase 1 done first. The state said Unit 1 - Phase 1 had to be revitalized first and that requires the revitalized documents (joinder) be delivered to every single home. There is a joinder for every home which must be signed by each owner of the property. There must be fifty percent plus one to revitalize. There are 6500 pages. Everyone must get a complete set with the joinder. It will be addressed to each owner. It will be hand delivered to each house. The printing will be done by 6/1/16. Once the first person signs the joinder, we have 45 days to get the rest in.

Jerry Phillips reported that the new version of documents cannot be any more stringent than the previous version so they will be the same exact documents as the old documents. Once that is done – than we have to go back to the other Villa de Es, who has already been revitalized and do the same thing for the remaining 5 or 6 sections. A question was raised as to whether the previously passed amendments are included and Jerry Phillips reported that this will need checking to see if they will be included.

If the majority sign the revitalization papers than all the owners are back in.

The Organizing Committee for Fox Squirrel needs three people from that section for that section to be revitalized.

FSR presented a payment plan which came in this afternoon but the plan had no address on it so the Board could not review it.

**ADJOURNMENT:**

With no other business to discuss, Tom Brennan motioned to adjourn the meeting at 8:31 pm. Bobby Anderson seconded the motion and it was passed unanimously.

The next meeting is scheduled for June 16, 2016 and it is the annual meeting.

Respectfully submitted,

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Lori Waddick, LCAM

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Date