

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
September 15, 2016
7:00 P.M.

MEETING MINUTES

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

I. CALL TO ORDER:

The meeting was called to order at the date, place and time specified above by President Jerry Phillips. Board members present were:

Bobby Anderson –
Val Maxwell –
Jerry Phillips –
Berk Schnauffer –
Skip Strohm-

Absent was: Mark Manfre and Jim VanAnda.

Lori Waddick from FirstService Residential was also present.

II. ACCEPTANCE OF MINUTES:

FirstService presented the following minutes for consideration to the Board:

- A. Board Meeting Minutes / May 26, 2016
- B. Annual/Board Meeting Minutes / June 16, 2016
- C. Board Meeting Minutes / August 18, 2016

Motion was made to accept the minutes with the following correction by Mr. Schnauffer: . The motion was seconded by Mr. Anderson and carried unanimously.

III. COMMITTEE REPORTS

A. Security (Attached): Security Chair was absent. Report presented by FirstService as attached.

B. Architectural Review: Mr. Strohm-Chair gave an ARB report as follows: There are numerous mail boxes that are not in compliance. FirstService reported that they would violate all mailboxes in non-compliance next week.

C. Villas at Oak Tree Court: Mr. Anderson-Chair gave a report that Tru Green put fertilizer down and they agreed to replace the dead grass in the parking lot of Oak Tree Court.

D. Landscape (Attached): Mr. Lynch-Chair reported that the irrigation certificates had been received so we will now proceed with the pump replacement utilizing a crane so there will not be any property damage. Palm tree trimming at Villa D'Este will not take place because the balance accumulated in the fund is insufficient to proceed. Podocarpus was planted at the entrance of SW Greens as the Holly's were not thriving. A complaint was received from 2607 SWCC Dr Viburnum hedge was dead which will be done soon. Golf course did get the lawn mowed at the entrance of Diamond Hill but the fence posts are still down, hedges still need trimming and sidewalks are still dirty. Regarding taking over the Villa D'Este, because the budget was not approved, SWCC had to back off of taking on this service until the new budget can be adopted. The price will be \$7140 when it is time to add this to the budget.

E. Newsletter: Mrs. Robinson reported that she needed approval on her newsletter FirstService to provide an introduction for new manager.

F. Sweetwater Greens: Mr. Schnauffer-Chair reported that Chuck Lewis 911 Golf Valley Drive had to give a quit claim deed. The equipment is going to be rendered so the Board can arrange for installation.

G. Golf Development Committee: Mr. Phillips-Chair reported that residents should have received the card to announce the Ashton Woods Grand Opening of their model. No update has been received on the county for permitting and no update on the maintenance shed relocation. Ashton Woods turned in a usage plan to the County and they are supposed to review it this month and they have not received any waiver requests.

H. Government Representative: Nothing to report.

III. FINANCIAL REPORT:

Presented by FirstService in Mr. VanAnda's absence.

IV. MANAGEMENT REPORT:

A. 1332 MOD sale went thru to Quigley and the account is current.

VI. NEW BUSINESS

A. **1618 Cobbleridge Court / Vine Growing on Wall Behind Home** – Wants trimmed/maintained. Board agreed this will not be done.

B. **CPA Engagement Letter 2016-2017** See what was charged last year.

C. **2505 Orchard Drive** – Mail Box Repair Extension Request Strohm approved 30 day extension. Seconded by Anderson. Carried unanimously.

D. **October Assessment Billing:** Jerry Phillips will take up with attorney DiMasi.

E. **Villa Landscape Services** – Discussed under Landscaping.

F. **Rear Entrance Wall of Hamilton Place** needs to be painted. FirstService to obtain bids to repaint this wall.

VII. OLD BUSINESS

- A. **MRTA:** Unit1 Phase 1 was submitted to attorney one month ago. It has been submitted already and now waiting for the answer.
- B. **Meeting Notice Sign Layout:** Berk Schnauffer moved to approve purchase of 4 signs double-sided signs w/o frames and 2 double sided signs w/frames. The motion was seconded by Bobby Anderson and carried unanimously.
- C. **Motion to waive late fees on 1446 MOD** due to a glitch in system.
- D. **Garage Sale** set for 10/21 and 10/22

VIII. ADJOURNMENT

Motion was made to adjourn the meeting at 8:08 PM by Skip Strohm. Seconded by Bobby Anderson and carried unanimously. Next meeting will be October 20, 2016.

Respectfully Submitted,



Lori Waddick, LCAM

Secretary – Sweetwater CC HOA

Lori Waddick

From: Laury.Edwards@ocfl.net
Sent: Wednesday, October 05, 2016 12:25 PM
To: Lori Waddick
Cc: markmanfre@centurylink.net
Subject: Sweetwater stats for September 2016

Good afternoon, I sent the payroll yesterday and following up today with the stats which are as follows;

50 hours worked
4 alarm calls
1 burglary(broke the slider and took jewelry) alarm was either not set or non-existent
5 911 calls (medical)
4 suspicious persons
16 vacant/ vacation house checks
8 traffic stops (top speed 46mph)

Please let me know if you have any questions and PLEASE prepare for the storm!!!

Ed.

*Master Deputy L.R. "Ed" Edwards
Orange County Sheriff's Office
S&W&J/ Sniper/ Fugitive Unit/ U.S. Marshal
Cell 321-229-9111
The Lord is my Shepherd*

PLEASE NOTE: Florida has a very broad public records law (F. S. 119). All e-mails to and from County Officials are kept as a public record. Your e-mail communications, including your e-mail address may be disclosed to the public and media at any time.

Architectural Modification Report - Agenda Or Minutes Format

Sweetwater Country Club



Date : _____ **Number of Plans Reviewed :** _____
Committee Members Present : _____ **Management Staff Present :** _____

Committee Member Signatures :

Homeowner	Unit Group	Unit Address	Lot	Block	Progress Code	Category	Description	Received	Fee	Approved	Denied	Comments
Cynthia Cutlip		1585 Majestic Oak Dr			Received	Paint	Paint	09/14/2016				
Laraliz Malonson Paul Malonson		418 Majestic Oak Dr			Received	Roof	Roof	09/16/2016				
Michael Wiederhold		533 Majestic Oak Dr			Received	Paint	Paint and Stone	09/14/2016				



**Architectural Modifications Log
Sweetwater Country Club**

Sweetwater Country Club					
Owner:	Cynthia Cutlip	Unit Number:	1585 Majestic Oak Dr		
Status:	Open	Progress Code:	Received	Received Date:	09/14/2016
Categories:	Paint	Description:	Paint		
Notes:					
Attachments:	File: 1585.pdf	Name: Paint	Notes:	Uploaded On: 09/14/2016	By:
Owner:	Michael Wiederhold	Unit Number:	533 Majestic Oak Dr		
Status:	Open	Progress Code:	Received	Received Date:	09/14/2016
Categories:	Paint	Description:	Paint and Stone		
Notes:					
Attachments:	File: 1585Majestic - ARB - Oak.pdf	Name: Paint-A	Notes:	Uploaded On: 09/14/2016	By:
Owner:	Paul Malonson Laraliz Malonson	Unit Number:	418 Majestic Oak Dr		
Status:	Open	Progress Code:	Received	Received Date:	09/16/2016
Categories:	Roof	Description:	Roof		
Notes:					
Attachments:	File: 418 Majestic Oak - ARB - Roof.pdf	Name: Roof	Notes:	Uploaded On: 09/16/2016	By:

SWEETWATER COUNTRY CLUB HOA BOARD – OCTOBER 2016

Irrigation Report – The new pump at Heather Glen is working just fine and we are getting the required pressure at all locations. We continue to have sprinkler heads being knocked over by mowers and vehicle tires.

We are experiencing more dead Trinette shrubs in the south island. Also, it looks like someone has removed several Trinettes. RLC will evaluate the Trinettes to determine the cause of losses.

RLC will evaluate the Hamilton Place internal entrance walls for plant and tree removal or trimming prior to our wall repairs.

The outer walls along Wekiwa Springs Road are trimmed each week. RLC will evaluate the trimming plan to see if we are causing a problem.

We have a situation with crowding shrubs at Oak Tree Court. A Crepe Myrtle is growing into and damaging a large Cedar tree and must be removed.

I have the Garage Sale signs at my house for pickup.

Our team will put up the Holiday Decorations on Saturday, Nov 12 at 0930. Let us know if you can help.

Meeting schedule: Our next meeting will be Nov 1 – Bobby Anderson, Dec 6 – Jon Momberger, and Jan 3 – Ed Lynch. 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