

**SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.**  
**BOARD OF DIRECTORS MEETING**  
**November 17, 2016**  
**7:00 P.M.**

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

**AGENDA**

**I. CALL TO ORDER:**

President Jerry Phillips called the meeting to order on the date, place and time specified above. All Board Members were present except Val Maxwell. Lori Waddick of FirstService Residential was also present.

**II. ACCEPTANCE OF MINUTES:**

**Board Meeting Minutes / October 20, 2016:**

FirstService presented the minutes of the prior meeting. Motion was made by Mark Manfre to approve as written. The motion was seconded by Bobby Anderson and carried unanimously.

**III. COMMITTEE REPORTS**

- A. Security (Attached):** Chair Mark Manfre reported that there were two break in's this month – both were owners who did not set their alarms. Deputy Edwards recommended adding additional hours. Mark Manfre requested that the days the burglaries occurred be researched so the board can see if there is a pattern.
- B. Architectural Review:** Chair Skip Strohm reported the following ARB's were approved:  
\*1408 Oak Tree Ct – New Roof, paint and Pine Tree Removal.  
\*1142 Sweet Heather Lane – New windows and French door.
- C. Villas at Oak Tree Court:** Mr. Shires reported that two raw sewage back up's occurred at his home located at 1509 Oak Tree Court and there has been back up's at 1505 Oak Tree Court as well. Mr. Shires reported that the Orange County Compliance Officer advised the problem is at the lateral where the pipes of the two different units branch off. He has snaked his lines all the way to the lateral but problems persist. Motion by Mark Manfre to approve Lapin Septic to start the process and assess the problem and advise who is responsible for the problem and write up an estimate to repair quickly. The motion was seconded by Berk Schnauffer and carried unanimously.

**D. Landscape (Attached):** Chair Ed Lynch reported that there are problems with diseased plants and stolen plants. RLC will take care of the diseased plants but Sweetwater HOA will have to pay to replace the stolen plants. The northern island has problems because the construction has torn up the irrigation so nothing will be replaced there until the County repairs the irrigation. Another problem is the irrigation for SWCC Drive has been cut up

**E. Newsletter:** Chair Carol Robinson reported that she is still missing parts of the newsletter and it cannot be completed until the items are received.

**F. Sweetwater Greens:** Chair Berk Schnauffer reported that Brighthouse is at the gate now and they still have not received the equipment.

**G. Golf Development Committee:** There is a county meeting December 5, 2016 at 6 PM at the Piedmont Clubhouse. Ashton Woods is requesting a zoning change. The golf course needs to be notified that they are not maintaining their fence lines, hedge lines, etc. FirstService to take pictures and send a letter. FirstService also to call code enforcement to report fences falling down sidewalks slippery.

**H. Government Representative:** No Report.

### **III. FINANCIAL REPORT:**

Jim VanAnda gave the Treasures Report: Running \$10,000 under budget year to date.

### **IV. MANAGEMENT REPORT:**

FirstService presented the management report. FirstService received the following requests from owners:

\*Robert Rogers (1501 Oak Tree Court) requested turning SWCC into a gated community. The Board rejected this idea as the cost is prohibitive.

\*Extension Request 2332 Orchard Drive – Roof: The board agreed the compliance date could be extended to the end of November.

\*FirstService inquired if a price could be obtained to clean all the stop signs and directional signs. The Board advised this is county responsibility and FirstService should report the ones that need cleaning to the county.

\*FirstService advised the Board of the multitude of owners claiming that their mail boxes have been "non-compliant" for years and others that did receive approval for their non-compliant mail boxes. The Board recommended FirstService make a record of the non-compliant mail boxes so they can be grandfathered and to start enforcing any new non-compliant boxes.

**VI. NEW BUSINESS**

- A. Elect a Secretary: Motion to appoint Jim VanAnda as Secretary by Bobby Anderson. The motion was seconded by Skip Strohm and carried unanimously.
- B. Sewer Back Up 1505-1505 OTC: Previously discussed in Villas at Oak Tree Court section.
- C. Christmas Security: Motion by Jim VanAnda to approve extra security to be paid out of Contingencies in the same amount as the prior year. FirstService to look up from last year how much extra security was ordered. The motion was seconded by Bobby Anderson and carried unanimously.
- D. 1243 Tall Pine: Orange County posted a notice on this home that "mosquito fish at work". FirstService to see if code enforcement will do something about this problem. Children could fall in. 1219 Tall Pine has been vacant for the same period of time and it has a pool too. FirstService should report this home as well.

**VII. OLD BUSINESS**

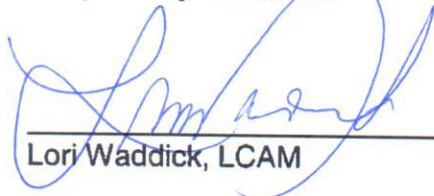
**A. MRTA:**

Jerry Phillips reported that the state came back and rejected the submission for the following reasons: No amendments could be included, there were a couple things in the amendments that are more stringent than the original and we did not submit a certified copy of the original covenants. Otherwise, they did not take any exceptions to how it was done. The attorney said there is no hope of appealing their decision and we must resubmit with the corrections and go through the whole process again. The Re-Vitalization Committee will launch the re-submission after the holidays.

**VIII. ADJOURNMENT:**

Motion was made to adjourn the meeting at 8:44 PM by Mark Manfre. The motion was seconded by Bobby Anderson and carried unanimously.

Respectfully submitted:

  
\_\_\_\_\_  
Lori Waddick, LCAM

  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Jim VanAnda, Secretary

\_\_\_\_\_  
Date