

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

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

**MINUTES**

**I. CALL TO ORDER/ESTABLISH A QUORUM:**

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

Bobby Anderson-Director  
Val Maxwell-Director  
Jerry Phillips-President  
Berk Schnauffer-Director  
Skip Strohm-Director  
Jim Van Anda-Secretary/Treasurer

Absent was: Mark Manfre-Vice President

Lori Waddick of FirstService Residential was also present.

Tina Lee of Ashton Woods was also present. The Board invited Tina Lee as the commission meeting on December 5, 2016 has raised a lot of questions and the board felt it would be beneficial for the owners to be able to speak with them at an informal setting so they could ask questions and get educated regarding the upcoming changes. The upcoming meeting on December 20 is to amend the plan to remove the condo building and replace it with the townhomes between the current development and the club house.

Tina Lee reported that it is a multi-step process. One step is the request for the zoning change for the parcels – reducing the number of units and removing the towers and replacing it. Another step is a preliminary review committee to review the plans. After these steps, the clubhouse can submit their development plans. The clubhouse will still have the apartments in it but it will only be two stories instead of three and reducing the number of units.

The cart barn is going to be placed underneath the two story building within close proximity to the clubhouse, but the final location is not established yet. Walter Judge/Sweetwater Golf Course is making the decision on where the maintenance building will be.

## II. ACCEPTANCE OF MINUTES:

FirstService Residential presented the Board Meeting Minutes of November 17, 2016. Motion was made by Val Maxwell to accept the minutes as written. The motion was seconded by Bobby Anderson and carried unanimously.

## III. COMMITTEE REPORTS:

- A. **Security (Attached):** Jerry Phillips read the security report in Mark Manfre's absence.
- B. **Architectural Review:** Skip Strohm reported that the ARB's were not available due to the holidays. Writers note: ARB's approved were: 1516 Seasons Point – Paint – Approved, 1408 Oak Tree Court – Paint & Roof – Approved.
- C. **Villas at Oak Tree Court:** Bobby Anderson reported that it took about three weeks for the irrigation to get repaired as it was a pump replacement. After the pump replacement there were 11 heads that had low pressure. The problem was reported to RLC.
- D. **Landscape (Attached):** Ed Lynch reported that there was a relay switch that needed replacement and there still is not enough water by Villa D'Este so we have lost plants there. RLC will be responsible for the plant replacement and the irrigation repair. No further landscaping can be installed until the county stops damaging the irrigation system.

The Board agreed that the diseased tree in front of Villa D'Este may be removed.

The decorations are up but consideration is being made to purchase new decorations as they are beginning to look worn. The decorations will be taken down on January 7, 2017.

2601 SWCC Drive there is a dead pine tree that needs to be removed.

- E. **Newsletter:** Carol Robertson reported there are still missing pieces of information for the newsletter.
- F. **Sweetwater Greens:** Berk Schnauffer reported that they are considering purchasing security cameras. The equipment still has not been received to date.
- G. **Golf Development Committee:** Covered during the session with Tina Lee from Ashton Woods.
- H. **Government Representative:** No Report

#### **IV. FINANCIAL REPORT:**

Jim Van Anda reported that the accounts are in good standing. Motion to approve payment from the general account by Berk Schnauer for the Lapin Services and to do the research on how this should be handled in the future. The motion was seconded by Bobby Anderson and carried unanimously.

#### **V. MANAGEMENT REPORT:**

FirstService presented the management report.

#### **VI. NEW BUSINESS**

- A. **Extension Request** – Roof Cleaning – 2759 OD - Approved
- B. **1609 Green Cricket Drive** – Sidewalk Cleaning - Deferred
- C. **Extension Request** - 903 Golf Valley Drive – Mail Box Repair  
Approved by Bobby Anderson and seconded by Skip Strohm and carried.
- D. **Customized Sign Post Agreement/Heather Glen** – tabled.
- E. **Non-Compliance Legal Action:**
  - I. 624 Golden Dawn Lane – Clean Sidewalk
  - II. 911 Golf Valley Drive – Clean/Paint Mailbox – FirstService was instructed to start over in violation process as there is a new owner at this property.
  - III. 927 Golf Valley Drive – Exterior Home Needs to be Cleaned
  - IV. 629 Majestic Oak Drive – Replace Dead Landscaping
  - V. 817 Mystic Oak Place – Mail Box Repair
  - VI. 2209 Park Village Place –Exterior Home Needs to be Cleaned
  - VII. 1109 Tall Pine Drive – Driveway Needs to be Cleaned
  - VIII. 1243 Tall Pine Drive – Mail Box Repair
  - IX. 1243 Tall Pine Drive – Landscaping Needs to be Maintained

The board requested more information before they could approve proceeding with compliance enforcement for these units. FirstService to request cost estimates from attorney.

- X. 509 Majestic Oak Drive : FirstService reported there is a lien in place on this property and attorney is requesting permission to proceed with a foreclosure action. Board requested a mock foreclosure be done instead. Jerry Phillips said we can take collection action against the renewed sections only. Find out from attorney about the possibility of a “mock foreclosure” for this unit.

Jerry Phillips advised the HOA can legally collect dues on the revitalized sections and do enforcement action.

**VII. OLD BUSINESS**

- A. MRTA: Make sure frank is working on the preparation of the new revitalization agreement for 2017.
- B. Villa D'Este Shared Agreement / Tree Trimming. Tabled until revitalization.

**VIII. ADJOURNMENT:**

Motion was made to adjourn the meeting at 9:15 PM by Berk Schnauer. The motion was seconded by Bobby Anderson and carried unanimously.

Respectfully submitted,

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

\_\_\_\_\_  
Date

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

\_\_\_\_\_  
Date