

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
January 19, 2017
7:00 P.M.

LOCATION:
FIRSTSERVICE RESIDENTIAL OFFICE
385 DOUGLAS AVE, ST. 3350, ALTAMONTE SPRINGS, FL 32714

I. CALL TO ORDER:

The meeting was called to order by Vice President Mark Manfre at the date place and time specified above. Members of the board present were:
Mark Manfre/Vice President
Jim VanAnda/Secretary-Treasurer
Berk Schnaufer/Director
Skip Strohm/Director

Absent were: Bobby Anderson/Director, Jerry Phillips/President and Val Maxwell/Director.

Lori Waddick from FirstService Residential was also present.

II. ACCEPTANCE OF MINUTES:

Board Meeting Minutes / December 15, 2016:

FirstService presented the minutes of the previous meeting. Motion was made by Skip Strohm to accept the minutes as written. The motion was seconded by Berk Schnaufer and carried unanimously.

III. COMMITTEE REPORTS:

- A. **Security:** Chair Mark Manfre reported there are no stats yet due to the police incidents in Orlando this week. Currently the security committee is working on quotes for cameras for the HOA.
- B. **Architectural Review:** Chair Skip Strohm reported the ARB approvals as follows: 1408 Oak Tree Court – Paint/Roof – Approved
1515 Seasons Point Ct. – Paint – Approved
905 Golf Valley Drive – Paint - Approved
- C. **Villas at Oak Tree Court:** No Report

D. **Landscape (Attached):** Chair Ed Lynch reported that they are still holding off on replanting until the construction stops cutting up the irrigation. FirstService was instructed to follow up with county and RLC to make sure that all the repairs have been made that the county broke. RLC should install a flow meter to determine how many gallons of water is being used so we can see if there are alternatives to the current system - If we know how many gallons we are using we can see if it is feasible to make changes.

E. **Newsletter:** No Report

F. **Sweetwater Greens:** Chair Berk Schnauffer - nothing new to report.

G. **Golf Development Committee:** No Report

H. **Government Representative:** No Report

IV. **FINANCIAL REPORT**

Treasurer Jim VanAnda reported that the current balance in the checking account is \$257,000. Maintenance receivable new debt is at \$58,000. Mark Manfre instructed FirstService to consult with the attorney to provide a report on what and who we can collect the past due maintenance.

V. **MANAGEMENT REPORT**

FirstService Residential presented the management report.

VI. **NEW BUSINESS**

A. **Insurance Renewal:** FirstService advised that insurance had been put out for bid but sources contacted advised that they could not do better on the price. FirstService advised that Mark Manfre had obtained a proposal from Insurance Office of America (IOA) and secured a savings of \$5,000.00 on the renewal premium so the insurance has been renewed through IOA.

B. **Meeting Location:** FirstService reported that CJ/Sweetwater Oaks Community Center advised that the third Tuesday was also not available for meetings in addition to the third Thursday and that they would not be able to reserve any date prior to two weeks before the date. FirstService contacted First Baptist of Apopka and their meeting room cost is \$50 (Sweetwater Oaks CC is \$15) and that several other churches were contacted so other prices will be obtained soon. Mr. Strohm requested Errol Estates be contacted. (Writers Note: Errol Estates was contacted and the room fee is \$75).

- C. **Doggie Waste Stations:** FirstService received requests from homeowners to install dog poop stations and presented prices for same of \$229 per station. Mark Manfre advised price is not the only obstacle to dog poop stations. The location of the baskets is an issue as well as who would empty the trash. FirstService to request a price from RLC to empty the cans.

VII. OLD BUSINESS:

- A. **MRTA (New Packet Sent Via Email):** Mark Manfre reported that the new packet has been prepared by the attorney. The next step is for FirstService to reach out to each committee member to see if they are still available to assist with Round 2.
- B. **1622 Cobble Ridge Court – Mail Box Top:** FirstService presented email and photos sent from Val Maxwell regarding the missing mail box top at 1622 Cobble Ridge Court and asked the board consider approving the request to allow the mail box to remain without a top. Motion was so moved by Skip Strohm. The motion was seconded by Berk Schnauffer and carried unanimously.
- C. **Compliance Enforcement Cost Estimate:** FirstService presented the cost estimate from Attorney DiMasi's office as follows: \$189 First Demand, \$189 Notice to Mediate, Projected cost \$1500-\$2000 per case/address. Motion was made by Mark Manfre to table compliance enforcement on the following smaller issues at this time. The motion was seconded by James VanAnda and carried unanimously:
- 624 Golden Dawn Lane – Clean Sidewalk
 - 927 Golf Valley Drive – Exterior Home Needs to be Cleaned
 - 629 Majestic Oak Drive – Replace Dead Landscaping
 - 817 Mystic Oak Place – Mail Box Repair
 - 2209 Park Village Place –Exterior Home Needs to be Cleaned
 - 1109 Tall Pine Drive – Driveway Needs to be Cleaned
 - 1243 Tall Pine Drive – Mail Box Repair
 - 1243 Tall Pine Drive – Landscaping Needs to be Maintained
- D. **1703 MOD – Clean Sidewalk – Extension Request :** Motion was made to allow a 60 day extension by Skip Strohm. The motion was seconded by Berk Schnauffer and carried unanimously.
- E. **Fence Disrepair by 2616 Hollow Branch Ct.:** The board looked at a map of the community and determined that the fence at this address is not part of HOA.

- F. **Street Parking Problem 816 Mystic Oak Place:** FirstService advised that the lawn service of the owner across the street from 816 Mystic Oak Place is parking on their side of the street and their vehicle is making a very large oil spot in the street. Berk Schnauffer agreed to talk to the lawn service about this problem.
- G. **1243 Tall Pine Drive :** This home is in very bad condition and compliance enforcement cannot be tabled. Motion was made to ask the attorney who owns this home and where the HOA is in their collection action.
- H. **Pressure Washing:** Discussion took place regarding pressure washing. Berk Schnauffer will inspect the sidewalks to make sure there are no areas that are dangerous or slippery and if there is not, than this item will be tabled until it can be budgeted.

VIII. ADJOURNMENT:

Motion was made to adjourn the meeting by Jim VanAnda at 7:43 PM. The motion was seconded by Skip Strohm and carried unanimously.

Respectfully submitted:



Lori Waddick, LCAM

2-23-17
Date

Jim VanAnda, Secretary

Date

SWEETWATER SECURITY REPORT JANUARY

From: Laury.Edwards@ocfl.net [mailto:Laury.Edwards@ocfl.net]
Sent: Wednesday, February 01, 2017 11:06 AM
To: Lori Waddick
Cc: markmanfre@centurylink.net
Subject: RE: Sweetwater January 2017

Stats

2 alarm calls
3 911 medical calls
7 suspicious people/ vehicles (solicitors)
1 vehicle burglary
8 traffic stops
14 vacant/ vacation house checks.

Please let me know if you have any questions. Thank you, Ed.

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

ARB

**Architectural Modifications Log
Sweetwater Country Club**

Sweetwater Country Club				
Owner:	Trevor Delafield Bernadine Delafield	Unit Number:	1432 Oak Tree Ct	
Status:	Closed	Progress Code:	Completed	Received Date: 01/04/2017
Categories:	Paint	Description:	Paint	
Owner:	Armando Narvaez Irma Cordero	Unit Number:	617 Majestic Oak Dr	
Status:	Closed	Progress Code:	Completed	Received Date: 01/11/2017
Categories:	Paint	Description:	Paint	
Owner:	Amy Engelmann	Unit Number:	902 Golf Valley Dr	
Status:	Closed	Progress Code:	Completed	Received Date: 01/19/2017
Categories:	Paint	Description:	Paint- A	
Owner:	Wolfgang Engelmann	Unit Number:	902 Golf Valley Dr	
Status:	Closed	Progress Code:	Completed	Received Date: 01/19/2017
Categories:	Paint	Description:	Paint- A	

Landscape

SWEETWATER COUNTRY CLUB HOA BOARD – FEBRUARY 2017

This month we are replacing:

Trinette plants in the south
island;

Lorapetalum plants in the
central island at Villa;

The dead Lygustrum tree at
Orchard and Majestic;.,

The diseased Holly Tree at
Hamilton Place entrance;

Hawthorn plants at the Oak
Tree Court entrance.

With remaining funds in our
Tree removal budget, we would
propose removing eight Fruit
trees outside the Villa wall and
the dead tree at Orchard
entrance.

Meeting schedule: Our meetings are held at 1000 on the first Tuesday of the month: March 7 – Dorothy Petticrew and April 4 – Trevor Delafield. 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

SW GREENS CAMERA SYSTEM

Xceptional AVI

Xceptional AVI
581 North Park Ave #831
Apopka, FL 32704

(407) 814-4381
rafael@x-avi.com
http://www.x-avi.com

Invoice

Date	Invoice #
02/16/2017	051791
Terms	Due Date
Due on receipt	02/16/2017

Bill To

Jon Momberger
918 Golf Valley Dr
Apopka, FL 32712 USA

Amount Due	Enclosed
\$3,187.39	

Please detach top portion and return with your payment.

Date	Activity	Quantity	Rate	Amount
02/16/2017	Guardaplex GPN-44POEK 4CH HD NVR 1U chassis Plug & Play PoE NVR, 4 channels@1080P realtime live view, 4 PoE port plug and play, H.264 dualstream video compression, all channel@1080P realtime recording, HDMI/VGA/TV simultaneous video output, 1 channel audio inputs and 1 channel audio out / 4K capability 2TB Hard drive	1	499.99	499.99T
02/16/2017	Guardaplex GPN-IP Dome Camera 3.6MM IP HD 4MP dome camera 3.6MM fixed lens with 98 ft of night visiom	3	198.99	596.97T
02/16/2017	Guardaplex Outdoor Enclouser Fan controlled outdoor enclouser	1	399.99	399.99T
02/16/2017	Linksys EA2500 Linksys App-Enabled N600 Dual Band N Router - 4x Ports, 10/100/1000, 2.4 GHz/5 GHz, WPA2/WPA, USB	1	69.99	69.99T
02/16/2017	APC UPS ES 350 Battery Backup System, 350VA, 6 outlets	1	79.99	79.99T
02/16/2017	Cat5e data drop	3	60.00	180.00T
02/16/2017	1/2 in. x 10 ft. PVC Conduit	4	2.49	9.96T
02/16/2017	1/2" sweep 90's	3	1.24	3.72T
02/16/2017	Parts and Connectors	1	125.25	125.25T
02/16/2017	Labor 2 techs	8.75	125.00	1,093.75

A deposit of \$1912.44 is required to order the equipment and schedule the installation date.

SubTotal	\$3,059.61
Tax (6.5%)	\$127.78
Total	\$3,187.39