

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING MINUTES
February 16, 2017
7:00 P.M.

THE MEETING WAS HELD AT
SWEETWATER OAKS HOA COMMUNITY CENTER
810 FOX VALLEY DRIVE, LONGWOOD, FL 32779

I. CALL TO ORDER:

The meeting was called to order by President Jerry Phillips at 7:00 PM at the date and place specified above. Members of the board present were:

Jerry Phillips – President
Jim VanAnda – Secretary/Treasurer
Val Maxwell - Director
Berk Schnauffer – Director

Absent were Mark Manfre – Vice President and Bobby Anderson – Director.

Lori Waddick from FirstService Residential was also present.

II. ACCEPTANCE OF MINUTES:

Board Meeting Minutes / January 19, 2017:

FirstService presented the minutes of the January 19, 2017 meeting. Motion was made by Jim VanAnda to approve the minutes as presented. The motion was seconded by Berk Schnauffer and carried unanimously.

III. COMMITTEE REPORTS:

A. **Security (Attached):** Jerry Phillips read the January Security report in Mark Manfre's absence. Discussion took place regarding the plant thefts. FirstService advised that tips from the Orange County Sheriff's Office were to light the areas, install faux cameras and increase security patrols.

B. **Architectural Review (Attached):** Skip Strohm read the ARB approvals as follows: 1432 Oak Tree court – Paint – Approved
617 Majestic Oak Drive – Paint – Approved
902 Golf Valley Drive – Paint – Approved

C. Villas at Oak Tree Court: Bobby Anderson – Chair is still ill so no report was given. 1505/1501 Oak Tree Court – Neighbor access issues. Mr. Phillips reported that the covenants do not address the issue of easements – the easement is probably between the owners and the association has no authority.

D. Landscape (Attached): Ed Lynch – Chair reported that the stolen landscaping had been replaced. If owners experience damage from the water main construction and the tree trimmers than owners need to report that to the association right away so they can be replaced and backcharged. The Board requested that no further replacements take place, even within the budget, until we can be sure that there are enough funds overall to cover it. Skip Strohm commented on the good job that Ed Lynch does for the landscaping committee. All members of the board agreed.

E. Newsletter: Carol Robertson – Chair presented a rough draft of the newsletter for the board members to review.

F. Sweetwater Greens: Berk Schnauffer – Chair reported that they have approved a proposal to Xceptional AVI to proceed with the cameras for \$3,187.39. The contractor is requesting a deposit of \$1912.44 before beginning work. Berk Schnauffer requested Jon Momberger make the decision on the deposit amount. FirstService advised that a situation has developed that a resident is allowing their lawn service to drop oil on neighbor's street. FirstService to send a letter to the owner requesting they stop damaging association property.

G. Golf Development Committee: Walter Judge from Sweetwater Golf & Country Club was present to answer questions regarding the final stage of the development. He presented aerial shots of the development of the one location that works the best for the re-location of the shed. The Board requested that WJ provide an operational scenario of how the operations are going to work and staking out the physical location of the new shed. The one site left is off the end of Fox Squirrel Court. It is going before the DRC next week.

H. Government Representative: No Report.

IV. FINANCIAL REPORT:

Jim VanAnda reported that there are \$56,000 in delinquent maintenance assessments. The new debt is really beginning to mount up. FirstService reported that the financial statement somehow did not end up getting scanned with the board packet and is missing. FirstService will send out the financial statement to the board members.

FirstService presented samples of some possible invoices/notices that could be sent to owners to attempt to collect some of the past due assessments.

IV. MANAGEMENT REPORT:

FirstService presented the management report and a proposal from AquaBlast to pressure clean. FirstService prepared a spec sheet of the areas for distribution for bidding purposes. Berk Schnauer reported that he had inspected the areas proposed to be pressure cleaned and none of the areas are a slip hazard and felt the pressure cleaning could be deferred.

VI. LEGAL REPORT

FirstService presented the legal report from attorney DiMasi.

VII. NEW BUSINESS

- A. 1505/1501 Oak Tree Court – Neighbor: Discussed under Villas at Oak Tree Court.
- B. Garden Club Signs / Banners: FirstService reported advised that the locations of the signs were provided in board packet. Skip Strohm suggested that the signs be placed so they do obstruct traffic views. The board agreed.
- C. Board Certification Forms: FirstService advised all the board members that they must sign a form (provided) or attend a board certification class.

VIII. OLD BUSINESS

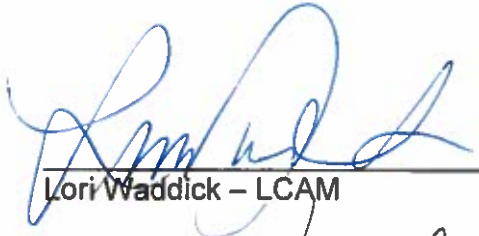
- A. **MRTA:** Jerry Phillips reminded unit owners present that the submission for revitalization had been rejected by the state. He reported that the attorney has revised the documents to comply with the states suggestion. The attorney needed a copy of the original by-laws, which FirstService was able to provide. Jerry Phillips reported that FirstService has been canvassing the Organizing Committee to make sure they still can all still serve. Jerry Phillips reported that he cannot chair the organizing committee again for Round 2. He advised that the Board will explain in a newsletter why the process failed so owners know why it is occurring again. To be included in the email blast is explaining that one of the reasons for the rejection was the law requires original bylaws be included in the packet and they were omitted. Another reason for the rejection involved a strategy on the part of the attorney by including the 2009 amendment with the submission so the association did not have to re-amend the documents again after revitalization was completed. The state rejected the submission stating we could not submit the CCR with the 2009 amendment. Now, we have to resubmit the packet without the amendment and once revitalized, we have to go through the amendment process again. If the state had approved it with the amendment, the association would have been way ahead of the game.

B. Meeting Location: FirstService advised that they had received a price of \$50 from First Baptist Church, \$25 Episcopal Church of the Resurrection and no charge for Watson Realty. FirstService is checking on availability for Watson Realty and will inspect the location to verify compatibility.

The board advised that an email blast should be sent to the owners advising that if construction has not restored their landscaping and or other property damage, they should notify the county immediately before those who caused the damage are paid in full. Jerry Phillips advised he would do a draft.

IX. ADJOURNMENT:

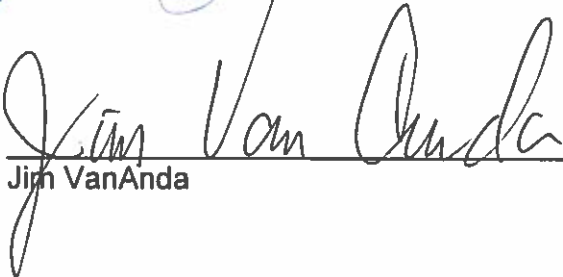
Motion was made to adjourn the meeting by Skip Strohm at 9:08 PM. The motion was seconded by Val Maxwell and carried unanimously.



Lori Waddick – LCAM

4-20-17

Date



Jim VanAnda

4-20-17

Date

Lori Waddick

From: Laury.Edwards@ocfl.net
Sent: Wednesday, March 08, 2017 4:10 PM
To: Lori Waddick
Cc: markmanfre@centurylink.net
Subject: Sweetwater 02-17

Good afternoon and sorry this took so long to get.

Stats;

2 alarm calls
10 911 calls
1 disturbance
4 suspicious vehicle
1 residential burglary where the suspect broke the rear door but was spooked and ran off. The resident was home.
11 traffic stops

Please let me know if there is anything else. I am going by this afternoon in reference to the plant thefts.

*Master Deputy L.R. "Ed" Edwards
Orange County Sheriff's Office
SWAT/ 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.

Lori Waddick

From: Laury.Edwards@ocfl.net
Sent: Wednesday, March 08, 2017 5:42 PM
To: Lori Waddick
Cc: markmanfre@centurylink.net
Subject: plants

I met with Mrs. Dittmaier and completed a grand theft report for the landscape issue. The case number is 17-21266. I also gave her some tips to make her home more secure and agreed to meet with their neighbors to talk with security improvements.

Concerning the residence located at 1719 and 1727 Majestic Oak, the vacant house was checked yesterday and found to be secure and contact was made at the other residence which is still owner occupied. We will keep an eye out for the vehicle.

If you have any questions please feel free to call.

*Master Deputy L.R. "Fd" Edwards
Orange County Sheriff's Office
S&WATJ/ 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
Modifications
Log
Sweetwater
Country Club**

Sweetwater Country Club

Owner:	Noel Scarff Virginia Scarff	Unit Number:	1276 Majestic Oak Dr	
Status:	Closed	Progress Code:	Completed	Received Date: 02/07/2017
Categories:	Paint	Description:	Paint- A	
Owner:	Douglas Maise Constance Maise	Unit Number:	1525 Oak Tree Ct	
Status:	Closed	Progress Code:	Completed	Received Date: 02/16/2017
Categories:	Screen	Description:	Screen - A	

-----Original Message-----

From: Rose Richart [mailto:Rose@rlclandscaping.com]
Sent: Wednesday, March 01, 2017 10:58 AM
To: edlynch66@embarqmail.com; Lori Waddick
Subject: See Attached from Premier Assoc. Mgmt - Villa D'Este

Good morning,

Premier recently provided us with termination notice on Villa D'Este and actually returned the invoice and asked RLC to seek payment from SWCC.

Please let me know how to proceed?

Rose Richart
Controller / Office Manager
RLC LANDSCAPING COMPANY
350 Anchor Road Suite 1000
Casselberry, Florida 32707
Office 407-366-5629
Fax 407-695-1935

This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the system manager. This message contains confidential information and is intended only for the individual named. If you are not the named addressee you should not disseminate, distribute or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited.

RLC is out \$595

Will you pay?

Lori,

We have already stopped service per their cancellation 2/28/17. This invoice was for the last month of service which they are not wanting to pay for, but had been paying for all along.

Rose Richart
Controller / Office Manager
RLC LANDSCAPING COMPANY
350 Anchor Road Suite 1000
Casselberry, Florida 32707
Office 407-366-5629
Fax 407-695-1935

SWEETWATER COUNTRY CLUB HOA BOARD – MARCH 2017

We completed all projects except replacement of Podocarpus at SW Greens and removal of dead tree at Orchard entrance. These will be done under the new budget.

Damage by county construction projects include large bed of Jasmine removed at north end of island at golf crossing at holes 16 and 17 and Jasmine removed at 2515 Sweetwater CC Drive. Additionally, RLC is checking on damaged irrigation at SE corner of Majestic Oak and Sweetwater CC Drive.

Meeting schedule: Our meetings are held at 10:00 AM on the first Tuesday of the month: 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

Sweetwater Country Club H.O.A.

Landscape Horticultural Review

3/1/17

Lawn Care Review

- Upon inspection of turf on 3/1/17, Weeds noted in the turf were in decline from the February Lawn Application. Turf color was improving, and Seasonal Brown Patch Fungus appears to be controlled. This disease is prevalent during cooler months, but will diminish as warmer temperatures continue.
- The February Lawn application consisted of Insects Control, Broad-leaf Weeds, Color, and Disease Control in the St. Augustine turf. The next Lawn Application will be in April.

Shrub Care Review

- Upon Inspection of the Shrubs on 3/1/17, insect and disease activity was minimal. Downey mildew will need to be monitored and treated throughout the growing season. This disease can be controlled with treatment, and removal of Leaf-Drop underneath and around the plants. This will lessen the chance for Fungal Spores to be reintroduced on to the plants.
- The March shrub care application will consist of Granular Fertilizer, Insect and Disease Control applied throughout the property. Plant material will continue to push out new growth as warmer temperatures continue.



Landscaping Company

Sweetwater Country Club

March 2017

GOALS

- 1-RLC will continue to answer all request in a timely matter.**
- 2-Crew will service weekly, mowing one week, detailing on second.**
- 3-Maintain Annual beds weed free, and removing spent blooms on ones that require it.**
- 4- On Detail week, crew will focus on full clean up of beds.**
- 5- Maintain beds sprayed, to control, and minimize weeds.**
- 6- Continue working with Trugreen identifying, and treating for pest, and Turf issues. Also scheduled Fertilization for Turf, and Shrubs.**
- 7- Report any damage/incidents to Property Manager, and Board.**
- 8- Perform Monthly IMC's as they are reported.**
- 9-Continue frequent communication on all matters related to Property.**
- 10- Will start weekly mowing after the 15th of March**

A B C D E F G H I J K L M N

MARCH 2017

	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1							
2				1	2	3	4
3							
4		Detail					
5		Trimming					
6		Plant separation					
7		Spraying					
8		Seasonal pruning					
9	5	6	7	8	9	10	11
10		Mowing					
11		Sweetwater Country Club					
12							
13							
14							
15	1	2 Daylight Saving	3	4	5	6	7 St. Patrick's Day
16		Detail					8
17		Trimming					
18		Plant Separation					
19		Spraying					
20		Seasonal Pruning					
21	9	20	21	22	23	24	25
22		Mowing					
23		Sweetwater Country Club					
24							
25							
26							
27	26	27	28	29	30	31	
28							
29		Detail					
30		Trimming					
31		Plant Separation					
32		Spraying					
33						Notes:	



Landscaping Company

Sweetwater Country Club

February 2017

SUMMARY

Irrigation:

2/1/17 Per Service Request - report of an Irrigation break at Gulf Ridge near Golf Ridge Villas. Once on site, dug up and repaired mainline that a garbage truck ran over. Need dirt to fill hole and more manpower to lift rock. Maintenance crew will assist when they are on site.

2/2, 2/3, and 2/21/17 Clock behind Diamond Hill wall / Zone 1: 1 - 6" spray

Clock between 2453 and 2503 / Zone 4: replace (1) rotor

Clock 1 / Zone 10: replace (1) 12" spray

Clock 6 / Zone 2: replace (3) MPR nozzles

Zone 3: replace (2) MPR nozzles

Zone 6: replace (1) MPR nozzle

Clock 7 / Zone 1: replace (1) MPR nozzle

Zone 4: replace (1) rotor

Battery timer on Fox Squirrel Ct.: replaced (1) spray 6"

Replaced (4) sprays on island with new plants.

2/10/17 Per Service Request - There is a missing or broken sprinkler head in the planter at the entry to 2607 Sweetwater CC Dr. as reported by home owner. Once on site, replaced (1) rotor that the company who is cutting out the grass broke. Spoke to the men who worked for the County.

2/16/17 Per Service Request per email - check water at entrance to Hamilton Place, the plants need water. Once on site, tested system, plants are being watered and do not appear to be dry.

2/17 and 2/20/17 Service Request per Ed Lynch email : please repair the sprinkler head at SWCC drive. Once on site, installed a 6" spray and MPR nozzle in place of shrub adapter and regular nozzle.

Enhancement:

Per Approved Quote 1506 - Proposal to replace plants that declined on Majestic Oak, and Orchard (in front of Villa d' Este). (At cost)

Per Approved Quote 1575 - Replacement of missing Trinettes in Islands on Majestic/Orchard

Per Approved Quote 1547 - Proposal to replace Ligustrum Tree at Majestic Oak & Orchard.

Per Approved Quote 1550 - Replacement of Oak Leaf Holly at right side of Entrance to Hamilton Place.