

**SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING**

October 19, 2017

7:00 P.M.

LOCATION:

Episcopal Church of the Resurrection
251 E. Lake Brantley Dr.,
Bldg 221 Room C 4
Longwood, FL. 32779

MINUTES

I. CALL TO ORDER:

The meeting was called to order by President Mark Manfre at 6:58 PM at the Episcopal Church of the Resurrection located at the address specified above on October 19, 2017. A quorum of the board was established as follows:

Members present were:

Mark Manfre – President
Jerry Phillips – Vice President
Cindy Bennett – Director
Leo Roumpz - Director
Berk Schnauffer – Director
Sue Wetherwax – Director

Absent was:

James VanAnda – Secretary/Treasurer

Lori Waddick of FirstService Residential (FirstService) was also present.

II. ACCEPTANCE OF MINUTES:

- A. FirstService presented the Board Meeting Minutes from September 21, 2017. Motion was made by Cindy Bennet to make the following corrections: 2613 Golf valley should be 2613 SWCC and Paragraph VIII Old Business MRTA Update – change Linda Bennett to Cindy Bennett. The motion was seconded by Berk Schnauffer and carried unanimously.

III. COMMITTEE REPORTS:

- A. **Security (Attached)** Orange County Deputy Laury Edwards attended the board meeting to address the board. He reported that he has worked for SWCC for 15 years of his 23 years in law enforcement. He advised that over the years he has foiled multiple burglaries and that it is a benefit to SWCC that he knows the neighborhood so he can more readily spot individuals who do not belong in SWCC. Just in the last month a suspicious vehicle was identified and the culprits were caught in the act of burglarizing a home and taken to jail. Deputy Edwards advised that the Orange County Deputies have the experience and the means to foil more crimes than a regular security company.

Deputy Edwards provided his opinion on marked versus unmarked cars for the Sheriffs Detail. Deputy Edwards reported that he believes he has been able to catch more criminals in an unmarked vehicle. A show of hands attending the board meeting agreed that unmarked cars was a better choice for the deputies.

Discussion took place regarding speeding. FirstService reported that a complaint was given to Deputy Edwards with a description of the vehicle, area of speeding and approximate times and Deputy Edwards staked out the area and was able to catch the speeder.

Many reports were received regarding residents speeding through the neighborhood. Discussion took place whether some of the deputies time should be used for speed traps. Motion was made by Jerry Phillips to approve writing speeding tickets in the neighborhood. The motion was seconded by Mark Manfre and carried unanimously.

B. Architectural Review: (Attached Report): Chair Virginia Ardin advised that 8 ARB applications had been received, reviewed and approved by the ARB members in September.

C. Villas at Oak Tree Court: Chair Leo Roumpz advised there was nothing new to report.

D. Landscape (Attached Report): Chair Ed Lynch reported that they are putting the holiday decorations up on the 18th of November. Ten new wreaths were purchased and delivered. A team is needed to go down to the storage facility and get the hardware and other wreaths.

Ed Lynch advised that Robs Tree Service still has not been paid for the work they did because they have not produced a W-9 and requested that Robs Tree Service be paid through a board member and then be reimbursed. Bobby Anderson agreed to pay for the work at Oak Tree Court. The reimbursement to Bobby Anderson was agreed by the board members present as well as the volunteer for reimbursement for Sweetwater Greens.

E. Newsletter: Barbara Brown volunteered to take over the newsletter and would work on preparing a winter theme. FirstService requested the president, ARB, Landscape, Sweetwater Greens, Oak Tree Court and Golf Development Committees prepare their articles for the newsletters.

F. Sweetwater Greens: Chair Berk Schnauer advised that they will be finished with the debris removal today or tomorrow so the gates will be closed again after this week and the pedestrian gate is still not working. One resolution is to have an unlocked pedestrian gate since the locking system continues to not function properly and locking residents out.

G. Development Committee Golf: Chair Jerry Phillips advised that he recently ran into Walter Judge unexpectedly who advised that the DRC approved the plans based on certain conditions being met, one of those conditions of approval being contingent on adding 40 more parking spaces so he is in the process of putting those conditions into the plans so they can submit the permit. This would include the temporary storage on

Fox Squirrel Court. Once approved they will have 80 days to move the items to the underground storage and remove the storage facilities.

H. Government Representative: Jerry Phillips advised that he had spoken to the county assistant of Mayor Jacobs regarding debris removal and they do not know when they will be in the area. They are not scheduled yet for pick up as they have contractors who have been contracted for years with Orange County but they have gone to other places because of pricing. If owners do not want to wait for the county, they can cut the branches up in 3 foot lengths and tie with string and the county will be remove it.

IV. FINANCIAL REPORT

FirstService gave the financial report in James VanAnda's absence as follows:

Current Checking Balance: \$225,927.43

Current Receivables: New debt \$91,263.18.

Currently Under Budget: \$28,525

V. MANAGEMENT REPORT

First Service advised the following projects were listed in management report:

*Responded to 67 phone calls from owners and vendors and received/responded to 304 emails.

*The Customer Care Center responded to 16 calls.

*FEMA had been contacted for reimbursement of the \$750 in debris removal in Oak Tree Court and a case number had been assigned.

*Inspected and arranged for new meeting space location.

*Sealing Project

*Traffic Signs Heather Glen

*CD Investment

VI. LEGAL REPORT

VII. NEW BUSINESS

Re-Investment of CD: FirstService presented rate sheets and investment options from Morgan Stanley for different time periods. Motion was made by Sue Wetherwax to do a six month term on the certificates of deposit. The motion was seconded by Leo Roumpz and carried unanimously. FirstService to provide board with the CD amounts.

VIII. OLD BUSINESS

A.MRTA Update: Jerry Phillips reported that he and Mark Manfre had met with the new attorneys Wean & Malchow (W&M) who advised that they have reviewed 57 documents and advised that the original by-laws, covenants and any easements or agreements have all expired because they are all connected – one cannot be renewed without the other. W&M advised they need to perform a title search to make sure all the documents applicable to the association are included in the revitalization efforts.

Jerry Phillips continued that the prior attorney took the position that Unit 1 Phase 1 had to be revitalized and then go section by section and renew each one individually. The new attorney believes (and general counsel for state agrees also) that we are a phased development so the whole package must go together and all sections approve the renewal of all sections.

One of the obstacles of this new opinion is the cost of printing all the documents, which is substantially more than was originally produced for the MRTA effort so we are looking for substitutions for printing like a document sign website option to reduce costs.

Another observation of W&M is Les Chateau is not a legal separate entity but Villa D'Este mostly likely is a separate entity because separate documents were filed by a separate developer.

The next step to continue is the title search.

FirstService was instructed to clarify that we could charge the estoppel fee of \$500 as originally recorded in the documents.

B. Heather Glen Traffic Sign Replacement Bids: FirstService advised that bids are still being sought.

C. Golf Villas Sealing: Sealing bids were presented by FirstService. It was noted that there are some clarifications needed as follows before a decision can be made:

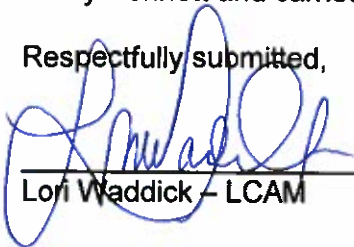
1. Asphalt 365 options one and two are offered. What is the difference between the two.
2. Arrow Paving square footage is off compared to the other bids. Request that they include their square footage in the proposal so a proper comparison can be made. There was also a question on whether Arrow Paving included asphalt repairs.
3. All County Paving also did not put the correct square footage.
4. The bids assume mobilization will be separate for each section. Confirm prices on two mobilizations and make sure all of the bidders aware of the two separate mobilizations.

D. FEMA Reimbursement Oak Tree Court: FirstService advised that an attempt was made to gain reimbursement from FEMA and that a case number had been obtained.

IX. ADJOURNMENT

Motion was made to adjourn the meeting at 8:33 by Jerry Phillips. The motion was seconded by Cindy Bennett and carried unanimously.

Respectfully submitted,



Lori Waddick - LCAM

12-7-17

Date

James VanAnda - Secretary/Treasurer

Date

OCTOBER 2017 SECURITY REPORT

Good November!!! The stats are as follows;

61 hours worked

17 self-initiated

9 alarm calls

3 911 calls

6 suspicious persons/vehicles

7 disturbances

Have a great day and let me know if you have any questions.

Master Deputy L.R. "Ed" Edwards

Orange County Sheriffs Office

S&W&T/ Sniper/ Training

Cell 321-229-9111

The Lord is my Shepherd



Architectural Modification Report - Agenda Or Minutes For Sweetwater Country Club

| Homeowner | Unit Group | Unit Address | Lot | Block | Progress Code | Category | Description | Received | Fee |
|---------------------------------------|------------|------------------------|-----|-------|---------------|---------------|--------------------|------------|-----|
| Chelsea Blackman Huey Blackman III | | 827 Golf Valley Dr | | | Completed | Paint Roof | Paint and Roof - A | 10/19/2017 | |
| Christopher Kimbrow | | 1529 Majestic Oak Dr | | | Completed | Screen | Screen -A | 10/27/2017 | |
| Christopher Kimbrow | | 1529 Majestic Oak Dr | | | Completed | Fence | Fence - A | 10/04/2017 | |
| Marilyn Elkins Warner Elkins | | 1517 Seasons Point Ct | | | Completed | Roof | Roof - A | 10/11/2017 | |
| Daniel Klinger Tara Klinger | | 1215 Majestic Oak Dr | | | Received | Screen Pavers | Screen and Pavers | 10/31/2017 | |
| Common Wealth Trust Services LLC TTEE | | 1719 Majestic Oak Dr | | | Received | Roof | Roof - A | 10/11/2017 | |
| Veronica De Dominicis Barrios | | 2441 Willow Springs Ct | | | Received | Fence | Fence | 10/17/2017 | |

Report Date : 11/08/2017

SWEETWATER COUNTRY CLUB HOA BOARD –
NOVEMBER 2017

County Hurricane clean-up, first wave has been completed. We have contracted with Jays Tree Service to remove remaining hazardous trees and branches from our community.

RLC has begun winter mowing schedule, every other week. On the off week, they will concentrate on the wall vines and shrubs.

RLC found a broken irrigation line at the entrance to Heather Glen and has set up a work order.

Our holiday decoration team will assemble at my house at 0930 on Saturday, 18 November to prepare the wreaths and then decorate the entrances.

Ed Lynch, Chairman

edlynch66@embarqmail.com call 407-884-0583.