

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

APRIL 19, 2018

7:00 P.M.

PLACE:

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

MINUTES

I. CALL TO ORDER:

The meeting was called to order by President Mark Manfre at the date, place and time specified above. Members of the board present were:

Mark Manfre – President
Jerry Phillips – Vice President
Cindy Bennett – Director
James Bransford – Director
Leo Roumpz – Director
Berk Schnauffer – Director

Absent was James VanAnda – Secretary/Treasurer.

Lori Waddick of FirstService Residential was also present.

II. ACCEPTANCE OF MINUTES:

A. Board Meeting Minutes:

FirstService presented the minutes of the March 15, 2018 meeting. Motion was made to approve the minutes as presented by Jerry Phillips. The motion was seconded by Berk Schnauffer and carried unanimously.

III. COMMITTEE REPORTS:

A. Security: Mark Manfre-Chair reported the security stats (Attached) . Mark Manfre reported the owner of 1219 Tall Pine Drive called the police to claim the HOA is foreclosing on his house when they have no right due to the revitalization process. Mark Manfre reported that this is not true-the HOA does not have any foreclosures moving forward with the attorney at this time due to the revitalization process.

B. Architectural Review: Virginia Ardin – Chair gave the ARB report(Attached) .

C. Villas at Oak Tree Court: Leo Roumpz reported everything is good.

D. Landscape: Mark Manfre read the Landscaping report in Ed Lynch's absence (Attached).

E. Newsletter: FirstService advised that a new owner and Q&A articles have been provided to the Chair – Barbara Brown. Still waiting for the committee reports. FirstService will reach out to each committee chair.

F. Sweetwater Greens: FirstService to follow up on why D&A has not did the work yet.

G. Golf Development Committee: Mark Manfre reported that he had spoken with Sweetwater Country Club last week and everything is proceeding. Jerry Phillips reported that there should be drawings on the county website.

Leo Roumpz heard that they have been approved to start construction the third week of May and that the country club has contracted with a builder.
H. **Government Representative:** Nothing to report.

IV. FINANCIAL REPORT

Mark Manfre gave the financial report in James VanAnda's absence as follows: Accounts receivables was at \$160,819.10 which is \$10,396 lower than the prior month of \$171,287.89. The current operating balance is \$244,220.

V. MANAGEMENT REPORT

FirstService advised that 76 phone calls and 447 emails were received/responded to from 3/1/18 to 3/31/18 from owners and vendors. 1 mass email was sent to owners and the following projects were worked on/moved forward:

*MRTA

*Sealcoating SWCC Drive Units

*Wall Crash Sweetwater Park Village

*Wall Crash 1446 Majestic Oak Drive

VI. LEGAL REPORT

VII. NEW BUSINESS:

Fred Dittmeyer of LesChateau requested to speak to the board regarding telephone calls from homeowners. He advised that they have received a lot of complaints that the Ashton Woods group not a part of the SWCC HOA as they will not be paying towards the maintenance of the common areas even though they are receiving the benefit. The Board advised that HOA is not maintaining any of the property connected to Ashton Woods new development out to Wekiva Springs or along their wall.

VIII. OLD BUSINESS

- A. MRTA Update: FirstService presented a spread sheet with bid prices from Office Depot, Ace Office Supply and Alphagraphics for the revitalization printing and flash drives. Motion was made to accept Alphagrahic's bid for the rush by Berk Schnauer. The motion was seconded by Jim Bransford and carried unanimously.

The following dates were agreed upon:

*4/23/18 send Organizing Committee an email advising of tentative Kick Off meeting on May 2.

*4/25/18 Mass email announcement on to all owners the 25 that we are tentatively going to have everything ready on the weekend of the 4th. If they will not be home please contact FSR to let us know when you will be available. Provide copy of the organizing committee, advise of the website link and request they review the MRTA documents before the Organizing Committee comes.

*4/30/18 Reminder notice to Organizing Committee of the May 2 meeting.

*5/2/18 Kick Off meeting date for the organizing committee Wednesday, May 2, 2018 At 7PM at Berk Schnauer's home.

*5/2/18 Mass email reminder to all owners all owners that the organizing committee will be coming to see them on the weekend of the 4th. If they will not be home please

contact FSR to let us know when you will be available. Give them copy of the organizing committee. Mention the website. Review before they come.
*5/7/17 The Mail out will be May 7 for out of towners.

Summary of this timeline to be sent to board members.

Discussion took place regarding 1727 Majestic Oak Place – The house is empty and the screening on pool enclosure is rotting and falling in . The pool is full of black water. FirstService was instructed to launch a code enforcement to advise of the liability of anyone including children being able to walk in to the pool area and drown. Jerry Phillips will send pictures. FirstService to launch a complaint with the county.

- B. **Golf Villas Sealing:** FirstService presented the proposal for Asphalt 365 and advised that all payments have been received so we are ready to proceed with the sealing. Motion was made to approve the Asphalt 365 contract by Jerry Phillips. The motion was seconded by Cindy Bennett and carried unanimously.
- C. **Mertens Wall Crash 1 & 2:** FirstService advised that there is an issue with Crash 1 as the insurance proceeds are not enough to cover the claim, the car was stolen and the General Insurance is waiting to make sure that there are no other claims to add before they will pay out. Crash 2 the funds have been received to replace the wall in the amount in excess of \$12,000.
- D. **Sweetwater Park Village Fence/Wall Crash:** The insurance company on this claim wanted their own price and engineers reports. The engineer report is expected next week and then the work will be approve to be done or a check for the work will be cut.
- E. **Hazard Insurance:** FirstService advised that insurance coverage on HOA property could be used for items like the crash. The Board advised it is their decision to self insure on the walls due to the excessive cost.

Berk Schnauffer reported that he did nto feel RLC is doing a very good job on fertilization on Majestic Oak Drive and felt we should moving forward with replacing them.

IX. ADJOURNMENT

Motion was made to adjourn the meeting at 8:24 PM by Leo Roumpz. The motion was seconded by Mark Manfre and carried unanimously.

Respectfully submitted,



Lori Waddick, LCAM

5-23-18
Date

James VanAnda, Secretary/Treasurer

Date

APRIL SECURITY REPORT

44 hours worked

6 alarm calls

11 911 call (medical)

3 suspicious persons

17 self initiated

10 hours speed monitoring

7 traffic stops

Master Deputy L.R. "Ed" Edwards

Orange County Sheriff's Office

HRC/SWAJ/ Sniper

Cell 321-229-9111

The Lord is my Shepherd

Sweetwater Country Club

Sweetwater Country Club						
Owner:	Cynthia Paul Timothy Paul	Unit Number:	631 Golden Dawn Ln	Progress Code:	Received	Received Date: 04/02/2018
Status:	Open	Descriptions:	Replace Shingles			
Categories:	Roof					
Owner:	Womack Rucker Christine Rucker	Unit Number:	1703 Majestic Oak Dr	Progress Code:	Received	Received Date: 04/17/2018
Status:	Open	Descriptions:	Replace mailbox			
Categories:	Mailbox					
Owner:	Steven White	Unit Number:	2402 Sweetwtr Cntry Club Pl	Progress Code:	Received	Received Date: 04/25/2018
Status:	Open	Descriptions:	Fence with gates			
Categories:	Fence					
Owner:	Ronald Shore	Unit Number:	2665 Orchard Dr	Progress Code:	Received	Received Date: 04/26/2018
Status:	Open	Descriptions:	New Roof			
Categories:	Roof					
Owner:	Mark Manfre	Unit Number:	1166 Sweet Heather Ln	Progress Code:	Received	Received Date: 04/26/2018
Status:	Open	Descriptions:	Landscaping front & Back yard			
Categories:	Landscaping					

MAY LANDSCAPE REPORT

RLC advises that some new sod is needed at the Heather Glen entrance. This had been discussed with Mark. RLC will send estimate.,

The Island across from HG needs additional Jasmine. RLC will provide an estimate.

Sweetwater Greens will have the hedge trimmed this month.

The irrigation pump at the West entrance has a problem and RLC has contacted a pump company to help resolve the problem.

We have another dying Pine Tree at the entrance to section 2 of the golf villas on SWCC Drive. The county may be able to help and it is near the power lines.

Mulch is scheduled for May.

The diseased Spruce tree at Oak Tree Court has not been removed yet.

Thanks for your support.

Ed Lynch, Chairman

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the period ending
April 30, 2018

FOR MANAGEMENT PURPOSES ONLY



FirstService
RESIDENTIAL

- Notes:**
- 1.** Please note that effective January 1, 2013 - for all accounts, FDIC coverage is \$250,000 per depositor at FDIC insured institutions.
 - 2.** Financial information is provided for owners who are members of this association only. The information is believed to be accurate as of the date the documents are posted. Any owner receiving this information shall not use the information in any way which is inconsistent with the requirements of governing state or federal law.
 - 3.** Monthly Assessments has a variance due to billing of 1 additional unit not on budget

FirstService Financial Program Rates Effective May 1st, 2018



Money Market Accounts	Alliance Bank	BankUnited	Bank of the Ozarks	BOFI Federal	Capital One	City National Bank	OneWest/CIT	Pacific Premier	Servis 1st Bank	Seacoast Commerce	Sterling National Bank	Union Bank - Excess Deposit*	US Bank	Valley National
Balances under \$100K	0.80%	0.30%	1.40%	1.05%	0.50%	0.20%	1.00%	0.21%	1.35%	1.00%	1.00%	0.05%	0.50%	0.60%
Balances over \$100K	0.80%	0.88%	1.40%	1.05%	1.40%	1.15%	1.00%	0.35%	1.35%	1.00%	1.00%	0.90%	1.25%	0.60%
Beuer Financial Rating	5	5	5	5	4	5	4	5	5	5	5	5	4	4
Total Assets	\$17 Billion	\$19.2 Billion	\$22 Billion	\$6.3 Billion	\$310.5 Billion	\$4.9 Billion	\$40 Billion	\$2.8 Billion	\$6 Billion	\$463 Million	\$11.9 Billion	\$149 Billion	\$414 Billion	\$19 Billion
Requires Drivers License or Passport Copy of Account	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Requires SSN of Account Signatories	No	No	No	Yes	No	No	No	No	No	No	No	No	No	No

Certificates of Deposit	MMA	6 Month CD	1 Year CD	2 Year CD	3 Year CD	4 Year CD	5 Year CD
Avg. Rates from The Federal Deposit Insurance Corporation (FDIC) April 30th, 2018	0.17%	0.24%	0.40%	0.58%	0.74%	0.86%	1.04%
FFI Preferred CD Purchasing Program Morgan Stanley		1.75%	2.11%	2.71%	2.85%	3.00%	3.10%

For Additional Information, Please Contact:
 Pamela Malfavon: Pmalfavon@FirstService.com
 Jack Colson: Jcolson@FirstService.com
 Kevin Mendillo: Kmendillo@FirstService.com

FirstService Financial, Inc. is an affiliate of your management company and receives a fee from the financial institutions listed above for their assistance with the development, placement, servicing and maintenance of their products. The interest rates noted above are net of the fee paid by the financial institution to FirstService Financial, Inc.

*Excess Deposit Insurance - Money Market Rate reduces to 0.50% when funds exceed \$250,000

Standard Balance Sheet 2170 SWEETWATER CC HOA INC. 04/30/2018
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FIRSTSERVICE RESIDENTIAL
385 DOUGLAS AVENUE
Altamonte Springs FL 32714-3325

Account	Description	As of Apr	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 13	Cash-Operating Bank United	79,535	74,355	5,180
10014 05a	Cash-Money Market Customer's Bank	30,471	30,452	19
10014 13	Cash-Money Market Bank United	199,182	139,427	59,754
10020 13	Cash-MM Investment Bank United	104,476	104,406	70
10200	Due (To)/From Reserves	1,654	1,654	0
10300	Accounts Receivable	239,850	174,066	65,784
10390 00	Allowance for Bad Debt	(49,334)	(50,340)	1,007
10500	Prepaid Insurance	5,732	6,462	(730)
10550	A/R Clearing	148	148	0
**TOTAL CURRENT ASSETS		\$611,714	\$480,630	\$131,083
**RESTRICTED FUNDS				
12010 13	Cash-Reserves Bank United	66,744	65,614	1,130
12015	Cash-Reserves Bank United - Greens	8,567	8,617	(50)
12020 00	Cash-Reserves Bank United - Oak Tree	2,378	2,377	0
12045	Due (To)/From Operating	(1,654)	(1,654)	0
**TOTAL RESTRICTED FUNDS		\$76,035	\$74,955	\$1,080
**OTHER ASSETS				
19010	Utility Deposits	1,808	1,808	0
**TOTAL OTHER ASSETS		\$1,808	\$1,808	\$0
**TOTAL ASSETS		\$689,557	\$557,393	\$132,164
LIABILITIES				
**CURRENT LIABILITIES				
20010	Accrued Expenses	5,833	5,310	523
20081	Escrow Dep - Hamilton Place	173	173	0
20100	Prepaid Assessments	11,170	38,937	(27,766)
20150	Deferred Assessments	132,008	0	132,008
20153	Deferred Greens Reserve	2,000	0	2,000
20154	Deferred Oak Tree Reserve	1,250	0	1,250
**TOTAL CURRENT LIABILITIES		\$152,435	\$44,420	\$108,015
**RESERVE LIABILITIES				
30000 15	Reserves Contingency	11,332	11,166	167
30005 22	Reserves Greens	13,714	13,364	350
30005 68	Reserves Oak Tree	6,368	6,117	250
30005 77	Reserves Property Damage	42,431	42,131	300
30080	Reserves - Interest	2,190	2,176	14
**TOTAL RESERVE LIABILITIES		\$76,035	\$74,954	\$1,080
**TOTAL LIABILITIES		\$228,470	\$119,374	\$109,096
EQUITY				

<p style="text-align: center;">Standard_Balance_Sheet 2170 SWEETWATER CC HOA INC. 04/30/2018</p>
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FIRSTSERVICE RESIDENTIAL
385 DOUGLAS AVENUE
Altamonte Springs FL 32714-3325

Account	Description	As of Apr	Prior Month	Inc/(Dec)
**MEMBERS EQUITY				
38010	Capital Contribution	3,000	3,000	0
38880	Fund Balance	435,019	435,019	0
	Current Year Net Income/(Loss)	\$23,068	\$0	\$23,068
**TOTAL MEMBERS EQUITY		\$461,087	\$438,019	\$23,068
**TOTAL LIABILITIES & EQUITY		\$689,557	\$557,393	\$132,164

Income Statement w Annual Budget 2170 SWEETWATER CC HOA INC. 04/30/2018
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FIRSTSERVICE RESIDENTIAL
385 DOUGLAS AVENUE
Altamonte Springs FL 32714-3325

Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	Variance	Year Budget
**REVENUE								
40000	Owner Assessments	25,935	25,883	52	25,935	25,883	52	310,600
40002 00	Reserve Income	467	467	0	467	467	0	5,600
40002 25	Reserve Income Greens	400	400	0	400	400	0	4,800
40002 45	Reserve Income Oak Tree	250	250	0	250	250	0	3,000
40005	Developer Deficit Funding	4,630	0	4,630	4,630	0	4,630	0
40014	Legal Fee Income	50	0	50	50	0	50	0
40045	Transfer Fees	500	0	500	500	0	500	0
40080	Operating Interest	88	33	55	88	33	55	400
40081	Reserve Interest	14	0	14	14	0	14	0
40087 00	Insurance	12,238	0	12,238	12,238	0	12,238	0
**TOTAL REVENUE		\$44,571	\$27,033	\$17,538	\$44,571	\$27,033	\$17,538	\$324,400
EXPENSES								
**ADMINISTRATIVE								
50005	CPA Services	158	158	0	158	158	0	1,900
50012 00	Bad Debt Expense	417	417	0	417	417	0	5,000
50045 00	Legal Expense	233	833	600	233	833	600	10,000
50055	Meeting Expenses	0	128	128	0	128	128	1,530
50060	Advertising/Newsletters	0	83	83	0	83	83	1,000
50081	Postage/Copies/Printing	349	500	151	349	500	151	6,000
50099	Storage Fees	87	62	(25)	87	62	(25)	744
50110	Administrative Miscellaneous	0	33	33	0	33	33	400
50125	Web Page/Internet	250	297	47	250	297	47	3,560
**TOTAL ADMINISTRATIVE		\$1,494	\$2,511	\$1,017	\$1,494	\$2,511	\$1,017	\$30,134
**PROPERTY INSURANCE								
52031	Liability Insurance	111	221	110	111	221	110	2,653
52032	Umbrella Insurance	241	669	428	241	669	428	8,023
52035	Directors & Officers Insurance	314	243	(71)	314	243	(71)	2,920
52036	Fidelity Bond	0	132	132	0	132	132	1,584
52063	Workers Comp Ins.	64	59	(5)	64	59	(5)	712
**TOTAL PROPERTY INSURANCE		\$730	\$1,324	\$594	\$730	\$1,324	\$594	\$15,892
**UTILITIES								
54050 00	Electricity	467	708	241	467	708	241	8,500
54070 00	Water & Sewer	1,492	1,125	(367)	1,492	1,125	(367)	13,500
**TOTAL UTILITIES		\$1,959	\$1,833	(\$126)	\$1,959	\$1,833	(\$126)	\$22,000
**CONTRACTS								
60073	Irrigation Inspection Contract	540	540	0	540	540	0	6,480
60090	Lawn Maintenance	7,718	7,718	0	7,718	7,718	0	92,616
60091	Landscape Maint. Mowing	600	600	0	600	600	0	7,200
60093	Lawn Abandoned Homes	25	167	142	25	167	142	2,000
60095	Fertilizer & Pest Control	982	982	0	982	982	0	11,784
61000	Management Services	2,956	2,627	(329)	2,956	2,627	(329)	31,524
61045 00	Security Charges	2,980	2,572	(408)	2,980	2,572	(408)	30,870
**TOTAL CONTRACTS		\$15,801	\$15,206	(\$595)	\$15,801	\$15,206	(\$595)	\$182,474
**REPAIRS/MAINTENANCE								
70043 100	Repairs/Maintenance Pressure	0	250	250	0	250	250	3,000

Income_Statement_w_Annual_Budget 2170 SWEETWATER CC HOA INC. 04/30/2018
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FIRSTSERVICE RESIDENTIAL
 385 DOUGLAS AVENUE
 Altamonte Springs FL 32714-3325

Account	Description	Apr Actual	Apr Budget	Apr Variance	YTD Actual	YTD Budget	Variance	Year Budget
70043 15	Repairs/Maintenance Electrical	0	250	250	0	250	250	3,000
70049	R & M - Entry Upgrades	0	417	417	0	417	417	5,000
70134	Lawn/Landscape Replacement	0	750	750	0	750	750	9,000
70135	Landscape Extras	0	1,575	1,575	0	1,575	1,575	18,900
70137	Irrigation Repairs/Maintenance	389	1,250	861	389	1,250	861	15,000
70138	Tree Trim/Replacement	0	492	492	0	492	492	5,900
**TOTAL REPAIR/MAINTENANCE		\$389	\$4,984	\$4,595	\$389	\$4,984	\$-4,595	\$59,800
**SOCIAL DEPARTMENT								
75310 05	Social Department -Supplies/Eq	0	8	8	0	8	8	100
**TOTAL SOCIAL DEPARTMENT		\$0	\$8	\$8	\$0	\$8	\$8	\$100
**SPECIAL PROJECTS								
74005 50	Spec Proj -Holiday Decorations	0	50	50	0	50	50	600
**TOTAL SPECIAL PROJECTS		\$0	\$50	\$50	\$0	\$50	\$50	\$600
**RESERVE TRANSFERS								
80000 08	Rsrv Contingency	167	167	0	167	167	0	2,000
80000 187a	Rsrv Property Damage	300	300	0	300	300	0	3,600
80000 78b	Rsrv Greens	400	400	0	400	400	0	4,800
80000 78c	Rsrv Oak Tree	250	250	0	250	250	0	3,000
80001	Reserve Interest	14	0	(14)	14	0	(14)	0
**TOTAL RESERVE TRANSFER		\$1,130	\$1,117	(\$13)	\$1,130	\$1,117	(\$13)	\$13,400
**TOTAL EXPENSES		\$21,503	\$27,033	\$5,530	\$21,503	\$27,033	\$5,530	\$324,400
NET INCOME/(LOSS)		\$23,068	\$0	\$23,068	\$23,068	\$0	\$23,068	\$0

05/10/2018 12:41:03 PM

Cash Management Report (Unposted)
2170 SWEETWATER CC HOA INC.
For Dates 05/01/2018 to 05/10/2018

Account #	Account Description	Bank Code	Bank Name	Account Number	Beginning Balance	Increases	Decreases	Ending Balance	Open Account Payable
10020 13	Cash-MM Investment Bank United	MMA4	BANK UNITED MM INVESTMENT	9852691823	104,475.92	00.00	00.00	104,475.92	00.00
10014 05a	Cash-Money MarketCustomer's Bank	MMA5	CUSTOMERS OPR MM	6207931	30,470.98	00.00	00.00	30,470.98	00.00
10014 13	Cash-Money MarketBank United	OPR3	BANK UNITED OPR KLIK MNY MKT SWEEP	9852691807	199,181.55	7,781.60	00.00	206,963.15	00.00
10010 13	Cash-OperatingBank United	OPR4	BANK UNITED OPR	9852692749	79,534.98	00.00	-12,273.71	67,261.27	00.00
12020 00	Cash-Reserves Bank United - Oak Tree	RSC0	BANK UNITED OAK TREE RSV	9852691858	2,377.98	00.00	00.00	2,377.98	00.00
12010 13	Cash-ReservesBank United	RSV8	BANK UNITED MM RSV	9852692757	66,744.06	00.00	00.00	66,744.06	00.00
12015	Cash-Reserves Bank United - Greens	RSV9	BANK UNITED GREENS RSV	9852691831	8,567.08	00.00	00.00	8,567.08	00.00
12090 00	Cash-DepositsSecurity	SEC1	BANK UNITED SEC DEP.	9852691793	00.00	00.00	00.00	00.00	00.00
Total for 2170 SWEETWATER CC HOA INC.					491,352.55	7,781.60	-12,273.71	486,860.44	00.00