

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MEETING
FEBRUARY 21, 2019
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 on the date, place and time specified above:

Members of the Board present were:

Mark Manfre - President

James Bransford - Vice President

James VanAnda - Secretary/Treasurer

Cindy Bennett - Director

Leo Roumpz - Director

Absent were Virginia Morris-Ardin - Director and Eric Greenberg - Director

Amanda Herx-LCAM, of FirstService Residential was present at the meeting.

II. APPROVAL OF MINUTES:

- A. **Board Meeting Minutes / January 17, 2019:** FirstService presented the minutes of the prior meeting. Motion was made by James VanAnda to waive the reading of the minutes and approve them as written. The motion was seconded by James Bransford and carried unanimously.

III. COMMITTEE REPORTS:

- A. **Security:** Mark Manfre/Chair advised that January was quiet. Car break ins and thefts in February, but the report for February has not been provided. Mark will speak to Ed about recent crimes and speeding. The community can look into additional patrols.
- B. **Architectural Review:** Amanda advised that there were two paint requests that were approved.
- C. **Villas at Oak Tree Court:** Leo Roumpz advised that TruGreen is contracted by RLC and they appear to be missing area beside Leo. Ed will advise RLC.
- D. **Landscape (Attached):** Ed provided a report and two proposals for enhancements. Motion was made by James Bransford to accept the proposals 3310 and 3308 of RLC. The motion was seconded by James VanAnda and carried unanimously. Discussion to remove and replace figs and cut them off wall further down.
- E. **Newsletter:** The Board would like to see a draft of the newsletter to include new owners and information on Pine Beetle.

F. **Sweetwater Greens:** James Bransford-Chair advised they are obtaining estimates to revamp gates and sealcoat.

G. **Golf Development Committee:** Mark Manfre advised he spoke to Walter but has not gotten a straight story. Walter stated he is meeting with contractors to shortly. Discussed contacting Ashton Woods to get the project started.

H. **Government Representative:** No Report.

IV. FINANCIAL REPORT

Treasurer James VanAnda presented a report. Discussed the current status of finances and the need for the MRTA write offs to be complete.

V. MANAGEMENT REPORT

FirstService presented the management report.

VI. LEGAL REPORT

No report.

VII. NEW BUSINESS

A. **Budget Committee** – Eric Greenberg, James VanAnda and Mark Manfre will be committee members. Amanda was asked to provide the draft budget.

VIII. OLD BUSINESS

A. **Landscape Punch List** – Amanda will work with Ed for completion.

B. **Mertens Wall Crash 1 & 2** – Amanda advised that we are awaiting the final invoice and it will be sent to the Insurance Company.

C. **Asphalt Re-Sealing** – Lori Waddick has been working on paperwork to refund owners.

IX. OPEN FORUM

Board President of Villa D'Este provided a letter to the Board members regarding funding landscape.

X. ADJOURNMENT

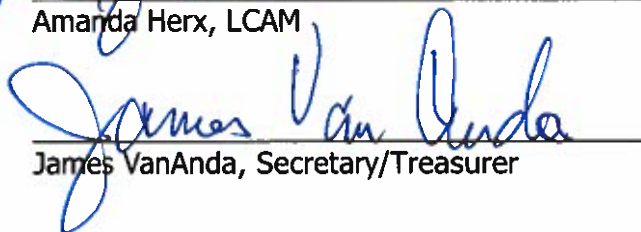
Motion was made to adjourn the meeting by Leo Roumpz at 7:45 PM. The motion was seconded by James VanAnda and carried unanimously.

Respectfully submitted,



Amanda Herx, LCAM

3/21/2019
Date



James VanAnda, Secretary/Treasurer

3/21/2019.
Date