

Sweetwater Country Club Homeowners Association, Inc.
c/o FirstService Residential
2300 Maitland Center Parkway, Suite 101
Maitland, Florida 32751
Community Association Manager: Jennifer.Teolis@fsresidential.com

MINUTES OF THE MONTHLY BOARD OF DIRECTORS MEETING
Thursday, April 18, 2019 @ 7:00pm

I. CALL TO ORDER

Meeting was called to order at 7:00pm

Board Members present were: Mark Manfre, James Van Anda, Cindy Bennett, James Bransford, and Eric Greenburg, Leo Roumpz and Virginia Morris-Ardin.

II. APPROVAL OF MINUTES

Mark asked if there were any questions about last months meeting minutes or any edits to make. James Bransford made a motion to accept the minutes of last month's meeting, Mark seconded, minutes were approved.

III. COMMITTEE REPORTS

A. Security Report

Mark Manfre, Committee Chair, stated that things have been pretty quiet with the exception of someone's outgoing mail being stolen from their box. Mark read the report as delivered to the Board from the Orange County Sheriff's Deputy which was entered into the record as part of the Board packet.

B. Architectural Review Report

Virginia Morris Ardin, Committee Chair, described the requests that had been made of the Committee for approval. She mentioned that one request needed further items to verify the work prior to their approval, one for pavers in the Villas at Oak Tree.

C. Villas at Oak Tree Court

Vernon Delafield, Committee Chair

Committee chair said that there were no events to report for Villas at Oak Tree this month.

D. Landscape Report

Ed Lynch, Committee Chair

Stated that they are planning to identify areas that need attention at their upcoming meeting in May that need new plantings now that they have a budget for the purchase of new plants. Ed announced that the next meeting would be on May 7th at Dorothy Petticrew's house and that representatives of the new contractors, BrightView, would be in attendance.

Question about the area on Wekiva Springs Road, at the corner of the retention pond which is fenced in, that RLC had mentioned that they were going to do it for Sweetwater, but it was never done. It was suggested that this be done by BrightView if its not completed by RLC.

E. Newsletter

Barbara Brown, Coordinator

Barbara stated that she's having a hard time getting the community to contribute content and that she doesn't have the time to compose the entire newsletter on her own every month or quarter. Jennifer stated that FirstService Residential does provide a newsletter service that the community might like to utilize to alleviate Barbara's difficulties with finding content. Mark suggested that a Quarterly publication would be more than sufficient.

Eric Greenburg made a motion to have FirstService do the Quarterly Sweetwater CC HOA newsletter going forward, Ginny Ardin seconded, motion carried.

F. Sweetwater Greens

James Bransford, Committee Chair James stated that he had nothing to report

G. Golf Development

Mark Manfre, Committee Chair

Mark stated that he had been in touch very recently with Walter of the Country Club during which they talked over the phone and email. Mark reports that Walter sent an email asking Sweetwater to participate in planning the groundbreaking ceremony but with no specific date for said event.

H. Wekiwa Springs Traffic Committee

Mark announced here that he would like to initiate a new committee and the committee members are Doug, Lolly, Sis, and himself will be involved in contacting local elected officials, including Christian Moore, the Orange County Commissioner, to help the community in alleviating the traffic problems with backed up cars waiting to enter the Wekiwa State Park. Doug has reached out to and plans to meet with Ms. Moore on April 30th.

IV. FINANCIAL REPORTS

James Van Anda began his report by stating that all the MRTA write offs are now completed so that much of the delinquent amounts on the community ledger have been clear. Jim stated that the HOA had approximately 250K in the operating accounts. A resident of Villa D'Este asked how much of the Sweetwater fees were past due by 90 days. Mark and Jim answered that there were currently 26K in delinquent fees due to the Association.

V. MANAGEMENT REPORT

Jennifer provided her Manager's report for the prior month, she stated that she had been working on items for the Board in the preceding month including: making sure the MRTA write offs were completed, gathering tree removal/trimming bids, newsletter content and options, preparing for the Annual Meeting, resolution to move reserve funds to seek better interest, and followed up with the two different wall repair contractors to complete their work.

Jennifer detailed the various activity reports including call center and email activity with residents, estoppel requests, ARB requests, violations. Jennifer stated that she was using all the work Lori had done for the Annual Meetings in the past as the template for 2019.

VI. NEW BUSINESS

A. Consideration of Tree Removal and Trimming Bids:

Bo Sexton, All Southern Outdoor, and Luke White's tree service. Each offered similar pricing, but Bo Sexton's was the most comprehensive and accurate. Mark asked for Ed Lynch's recommendation and he stated that he preferred Bo's. James Bransford made a motion to accept Bo Sexton's proposal, Eric seconded, the motion carried. (Action Item: Call Bo Sexton to initiate tree work)

B. Discussion of Villa D'Este counter proposal (to Sweetwater's proposal for inclusion in the landscape contract covering all of the Sweetwater CC master HOA.)

A representative of the Villa D'Este Board, Jeannie Hyler, read aloud a letter from the Board President of their association. Mark stated that the Sweetwater Board would consider their counter proposal. There was discussion here of the various details under consideration, namely the elaborate landscaping of the Villa D'Este entrance and their particular requirements for how this landscaping should be cared for and the expense for doing so. Mark pointed out that there are six members of Villa D'Este have not paid their fees to the Sweetwater Master HOA, which represents 20% of the subassociation.

There was a period of discussion here between the members of Villa D'Este in attendance and the Sweetwater Board members of various details of the history behind the relationship between the two entities and the various conditions of the two proposals.

C. Approval of Draft for the Annual Meeting Agenda

Jim VanAnda stated that he is not planning to run again, so he prefers to withdraw his name from the Ballot. The items sent out in the First Notice of the Annual Meeting will be the Agenda and the Candidate Intent Form. Mark asked if there were any questions. Ginny made a motion to accept the Agenda for the 2019 Annual Meeting, James Bransford seconded, motion carried.

(Action Item: send out First Notices for the Annual Meeting, and clarify length of terms of those elected based on the number of votes)

D. Discussion of moving Reserve funds to get better interest rates.

Jennifer stated that Jack Colson of FirstService Financial is in the process of researching better rates at partners banks for the community reserves. Jennifer stated that the Board requires a vote in the minutes to approve moving the funds and she explained they can expect a report from Jack by Monday.

VII. OLD BUSINESS

Mark asked if there was any old business to discuss. There was none.

VIII. RESIDENT QUESTIONS AND CONCERNS

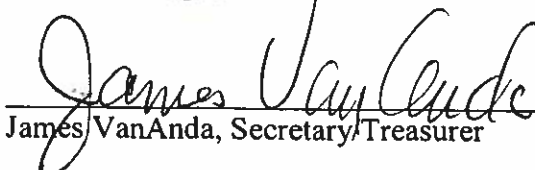
New residents of Diamond Hill introduced themselves and asked about the status of the Gold Course and the wooden pasture fence. There was a discussion here of how much everyone in the community would like to have the fence removed because its old and dilapidated. Mark pointed out that because it's the property of the golf course, the community members cannot touch it, but he pointed out that there does seem to be work going on at the Golf Course and the Country Club that perhaps the fence will be addressed soon also.

IX. ADJOURNMENT

The next Board of Directors meeting is scheduled for Thursday, May 16, 2019 at 7:00pm. James Bransford made a motion to adjourn the meeting, Mark seconded, the meeting was adjourned at 8:33pm, all approved.


Jennifer Chioma Teolis, LCAM

5/16/2019
Date


James VanAnda, Secretary/Treasurer

5/16/19
Date