

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, September 19, 2019 @ 7:00pm

I. CALL TO ORDER

Meeting was called to order at 7:00pm

Board Members present were: Mark Manfre, James Cross, Cindy Bennett, James Bransford, Eric Greenburg, Virginia Morris-Ardin, and Skip Strohm.

II. APPROVAL OF MINUTES

Cindy noted a misspelling in the July Meeting minutes (there was no meeting in August), Jennifer stated she would correct prior to signing. Virginia made a motion to accept, Jim Bransford seconded, minutes were approved.

III. COMMITTEE REPORTS

A. Security Report

Mark Manfre, Committee Chair, stated that it had been a good month in general with only six alarm calls, one suspicious person, ten 911 calls, one crash and two disturbances.

B. Architectural Review Report

Virginia Morris Ardin, Committee Chair, one request for a screen enclosure that was approved, but no others.

C. Villas at Oak Tree Court

Bobby Anderson, 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

Patricia Hux read the meeting minutes of the Landscape Committee Meeting of both July and August, which were entered into the record.

There was a discussion of the project to trim the creeping fig throughout the community. There was a discussion of the diseased holly trees inside the gate at Sweetwater Greens and at the Heather Glen wall.

There was considerable discussion about the scope of work of BrightView and it was decided that two members of the Board of Directors, the members of the Landscape Committee, the Community Manager, and two members of management of the BrightView team would meet during the regularly scheduled Landscape Committee meeting to discuss problems and to go over the scope of work for clarification going forward. James Bransford and James Cross volunteered to attend.

E. Newsletter

Jennifer Teolis, Coordinator

Jennifer presented the draft as is and requested that any of the Board Members and residents in attendance might contribute content. She stated that the final Newsletter should go out in early October.

A resident of Sweetwater Country Club Place Drive suggested that any information sent out to the Community about the septic system issue include the detail that their street is the only one that still has septic systems.

A resident suggested that the instructions to make service calls about the streetlights be included in the newsletter. Mark pointed out that it can be done online now.

F. Sweetwater Greens

James Bransford, Committee Chair

Jim stated that they have been trying to work on getting their gates updated. He said he had been soliciting bids and he says they have narrowed it down to two contractors. They will be changing the gate operators, the transmitters and receivers. He reports that they are looking at a potential expense of approximately \$18,000. The Green's Board plans to poll the neighborhood about their opinion on the issue before proceeding.

G. Golf Development

Mark Manfre, Committee Chair

Mark reports that he has not talked with Walter recently but that he has observed the activity at the clubhouse and the construction. It was discovered that there has been some activity that might not have been permitted, but he cannot verify this as yet.

H. Wekiwa Springs Traffic Committee, Doug Maise

Doug was not present

I. Welcome Committee, Connie Frye

Connie was not present

J. Website Committee, Skip Strohm

Skip reports that as he was the person who had originally set up the existing website, Mark had asked him to Chair the committee to revitalize the site and possibly to migrate the site to another Host. He stated that he is working with a Website Hosting company that provides a very nice site for a good price that will be very interactive and user friendly. He asked for photos and content from the community for the future site. Skip said that he would forward the Hosting information to be included at the next Board meeting.

K. Amendment Committee, Virginia Morris-Ardin

Ginny stated that there are eight different sub-associations and that each have different amounts for capital contributions and transfer fees. An Amendment was passed in 2008 for a single Transfer Fee amount so that it would be consistent throughout the community, but when the documents were Revitalized, none of the amendments passed over the years survived. The Committee was formed to create a new set of amendments determined by the Board to be necessary for the community to restore going forward. One would be to determine a new Transfer Fee amount, a second would be to amend the percentage of votes of the membership to change the documents from a super majority to a simple majority.

IV. FINANCIAL REPORTS, James Cross

Jim gave the Financial reports for the community.

He noted some minor variances in the budget from the prior months that he is still researching. He noted that there is a cost in the Contingency line item that was attributed to wall repairs as a result of a crash. It was explained at this time that the insurance claim only paid for half of the repairs and so the community had to pay the remainder.

Jim Bransford asked if there is an annual audit and Jennifer answered that yes, there is a Full audit performed every year by an independent CPA.

V. MANAGEMENT REPORT, Jennifer Teolis

Jennifer stated that with regard to the Insurance Claim for the most recent wall crash was paid in full and that those repairs have begun.

The wall crash repairs at 1017 Majestic Oak were dragging on for some reason, but that she keeps nagging the repair persons.

The September statements went out to Sweetwater homeowners with a letter detailing the collections policy as a reminder.

Jennifer stated that she is working with Bo Sexton to get an estimate for the trees but that the Hurricane put him behind by about 4 weeks.

Statewide Electric has completed the restoration of the lights at Hamilton Place back entrance.

Jennifer stated that the project to gather new resident data has proved more problematic than she expected and that it might have to do with the period before revitalization during which time the HOA was not mandatory. During that time, Title Companies and Closing Agents may not have bothered to seek Estoppels from us, or they did but then did not send the signed Deed after closing. Jim Bransford noted that he read several calls in the Call Log from persons calling to have the name changed on their record.

Jennifer stated that once she is done with the Newsletter she will be putting together the Survey Monkey.

Jennifer reported that she did finally get responses from the Park Village Gazebo informal survey and that they unanimously stated they want to refurbish it and keep it intact.

Jim Bransford asked why the residents received both coupons and statements this year and Mark answered that because the fees increased this year and because it was the first full budget year post revitalization that the coupons made sense as reminder, but that these would not be sent again next year.

Jennifer said that she had done some research about mailboxes but did not have full answers yet, she still needs to petition the post office to place an outgoing mail box in the neighborhood. Some discussion ensued that suggests that determining a location for the box might be an issue. She stated that there are still some things to work out.

VI. NEW BUSINESS

- A. Survey Monkey,** Mark stated that the intention for circulating the Survey is to gauge priorities and interest in the community for various issues and potential projects the community might want to consider going forward. The Survey will be distributed by Email to all Sweetwater homeowners.

B. Consideration of tracking rental properties

Mark explained that he and other Board members had noted that there have been an increasing number of problems with the rental homes in the community since homes were acquired by investors in greater numbers after the Crash. There was a discussion of what might be a solution to the problems. Cindy suggested that calling the County on those who are obviously in violation of local City and County Ordinances.

Mark suggested the community consult with the association attorney regarding what might be most appropriate and enforceable.

VII. OLD BUSINESS

A. Discussion of Park Village Gazebo, discussed in Manager's Report

B. Discussion of Security Camera Project

Jon Momberger described the work he had been doing to obtain bids for cameras for the area along Majestic Oak Drive between Villa D'Este and Diamond Hill. He stated that the idea was to have them installed prior to putting in new plants due to the frequent theft of new plantings and often irrigation equipment as well in the past.

The Board has still not decided if they want to devote such a large amount of money to funding cameras for a limited area. The least expensive bid is approximately \$3861.00 for two cameras on a 15 foot pole with a three year warranty from HD Camera USA. The next lowest bid is approximately \$4500.00

Skip asked if there should be a motion. Mark stated that he was reluctant to spend this amount of money for only two cameras. Jim Bransford stated that there is already electricity to this area so that that work would not have to be done in addition to the Camera installation itself. Jim also pointed out that there are solar panels available that can provide power for up to seven days.

Jon Momberger provided on copy to Jennifer and she was asked to scan and email the bid to the Board so they could all read and consider the estimate. Ginny asked what area would be covered by the two cameras. Jon stated that the cameras would provide a visual radius of 100 feet from the pole.

A resident suggested that once the cameras are installed that the manager could send an email out to the community announcing that there are cameras installed for security. Jennifer pointed out that this could represent a legal liability if the Association claims to have cameras when they do not have complete community coverage.

The decision was tabled for further discussion.

C. Discussion of landscape improvement bids

Patricia Hux discussed the various bids presented to Sweetwater for landscape improvements. Patricia stated that the Landscape Committee had determined that the Bid #3 was most in line with the community aesthetic and they would recommend this particular bid to the Board. Jim Cross and Mark Manfre suggested that based on the concerns expressed by the Landscape Committee that the Board would prefer to wait until after the next Landscape Committee before deciding on the acceptance.

VIII. RESIDENT QUESTIONS AND CONCERNS

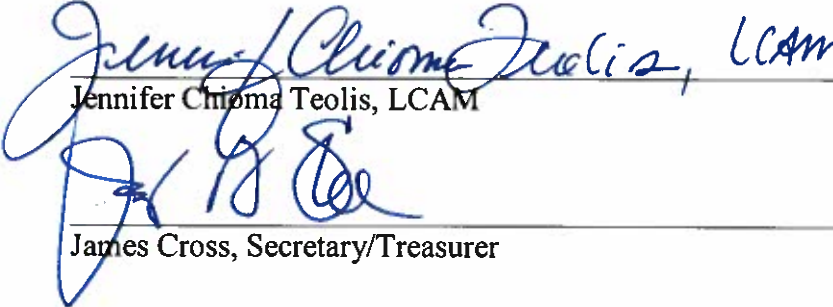
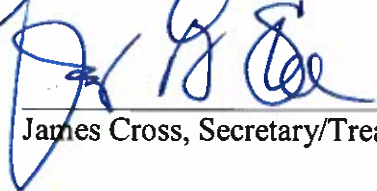
A resident asked about which day the garbage would be picked up, based on the temporary amended schedule post Hurricane Dorian. It was determined that Saturday would be the pickup day.

New residents in attendance asked about the Golf Club, but Mark stated that they are not connected to the HOA. They provided their contact information to Jennifer and she gave them the New Resident Data sheet.

A resident reported a broken sprinkler head to Jennifer in the vicinity of 2521 SWCC Drive, along the avenues near the Oak Tree Villas.

IX. ADJOURNMENT

The next Board of Directors meeting is scheduled for November 21, 2019 at 7:00pm. James Bransford made a motion to adjourn the meeting, Mark seconded, the meeting was adjourned at 8:38pm, all approved.

 Jennifer Chioma Teolis, LCAM	10/17/2019 Date
 James Cross, Secretary/Treasurer	10-17-19 Date

SWEETWATER COUNRTY CLUB HOA LANDSCAPE COMMITTEE REPORT
OCTOBER 1, 2019

SWCC Landscape meeting held @ Bobby Anderson's home. Present: Ed Lynch, Chairman, Jon Monmberger, Ian Neilson, Charley Brough, Dorothy Petticrew, Jim Bransford, Jim Cross, Jennier Teolis, Bobby Anderson, Lynne Rickman, Trish Hux.

1. BrightView Contract Review:

Committee reviewed with Brightview concerns they were having since starting date of May 2019. See attached concerns. Going forward Brightview and the committee will work together on clarifying boundaries for maintenance, irrigation (some difficulty noted due to St. John's water control during the 10 am – 4 pm hour and Brightview will work around those hours), fig control, past proposals discussed for specific areas needing attention and provide the committee a written time line of items to be addressed. This will be submitted by Friday 10/4/19. A drive through will continue to be done after upcoming meetings.

2. Jennifer will place a note in SWCCHOA newsletter this telephone number **1-866-378-1099** for all residents to use for any concern of landscape, irrigation or anything relating to maintenance in order for concern to be addressed.

3. Jenifer stated she should be hearing from Bo for tree removal today.

4. Christmas wreaths - More research for 48" wreaths will be done for our next meeting.
5. Ian indicated Palm tree trimming would begin Oct. 7. Trees that touch the electric lines they do not trim. A summary and bill of type and number of trees was provided to the committee.
6. Proposal for Oak Tree Court for Tuskegee Crepe Myrtles, sod and Mulch was tabled.

Meeting adjourned 12:00.

Thank you for your support,
Ed Lynch, Chairman

*Jennifer Davis, Lcam
Added to SWCC Meeting Minutes. 10/17/2019*

SWEETWATER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

For the period ending
September 30, 2019

FOR MANAGEMENT PURPOSES ONLY



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.



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MONEY MARKET ACCOUNTS

FirstService Financial Program Rates Effective 10/1/2019

Money Market Accounts	Total Assets	Balances < \$100k	Balances > \$100k	Bauer Financial Rating
AXOS Bank (BOFI Federal)	\$10B	1.40%	1.40%	5
Bank United	\$32.6B	0.30%	1.00%	5
Capital One Bank	\$372B	0.50%	1.75%	4
CIT/OneWest Bank	\$44.3B	1.75%	1.75%	4
City National Bank	\$14B	0.25%	1.50%	5
Veritex/Green Bank	\$8B	1.55%	1.55%	5
Luther Burbank	\$7B	1.75%	1.75%	5
Metropolitan Bank	\$2.1B	1.50%	1.50%	5
Professional Bank	\$800M	1.70%	1.70%	5
Seacoast Commerce Bank	\$463M	1.75%	1.75%	5
Servis1st Bank	\$8B	1.50%	1.50%	5
Sterling National Bank	\$31.4B	2.00%	2.00%	5
Union Bank	\$148B	0.55%	1.65%	5
US Bank	\$467B	0.30%	1.40%	4

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Standard_Balance_Sheet 2170 SWEETWATER CC HOA INC. 09/30/2019
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FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
Maitland FL 32751-7410

Account	Description	As of Sep	Prior Month	Inc/(Dec)
ASSETS				
**CURRENT ASSETS				
10010 13	Cash-Operating Bank United	6,104	609	5,495
10014 05a	Cash-Money Market Customer's Bank	31,115	31,070	45
10014 13	Cash-Money Market Bank United	312,255	260,724	51,531
10020 13	Cash-MM Investment Bank United	106,145	106,049	95
10200	Due (To)/From Reserves	(2,603)	(2,453)	(150)
10300	Accounts Receivable	24,346	29,730	(5,385)
10500	Prepaid Insurance	2,040	2,786	(746)
10550	A/R Clearing	0	(150)	150
**TOTAL CURRENT ASSETS		\$479,401	\$428,366	\$51,035
**RESTRICTED FUNDS				
12010 13	Cash-Reserves Bank United	73,534	72,227	1,307
12015	Cash-Reserves Bank United - Greens	3,826	4,085	(259)
12020 00	Cash-Reserves Bank United - Oak Tree	5,398	5,397	2
12045	Due (To)/From Operating	2,603	2,453	150
**TOTAL RESTRICTED FUNDS		\$85,361	\$84,161	\$1,200
**OTHER ASSETS				
19010	Utility Deposits	1,808	1,808	0
**TOTAL OTHER ASSETS		\$1,808	\$1,808	\$0
**TOTAL ASSETS		\$566,570	\$514,334	\$52,235
LIABILITIES				
**CURRENT LIABILITIES				
20000	Accounts Payable	0	1,549	(1,549)
20010	Accrued Expenses	3,832	4,108	(276)
20081	Escrow Dep - Hamilton Place	173	173	0
20100	Prepaid Assessments	87,181	15,511	71,670
20150	Deferred Assessments	0	28,786	(28,786)
20153	Deferred Greens Reserve	0	400	(400)
20154	Deferred Oak Tree Reserve	0	250	(250)
**TOTAL CURRENT LIABILITIES		\$91,185	\$50,777	\$40,408
**RESERVE LIABILITIES				
30000 15	Reserves Contingency	11,941	11,608	333
30005 22	Reserves Greens	12,728	12,326	401
30005 68	Reserves Oak Tree	10,638	10,386	252
30005 77	Reserves Property Damage	47,421	47,231	190
30080	Reserves - Interest	2,633	2,609	24
**TOTAL RESERVE LIABILITIES		\$85,361	\$84,161	\$1,200
**TOTAL LIABILITIES		\$176,546	\$134,938	\$41,608
EQUITY				

Standard_Balance_Sheet
 2170 SWEETWATER CC HOA INC.
 09/30/2019

FIRSTSERVICE RESIDENTIAL
 2300 MAITLAND CENTER PARKWAY
 Maitland FL 32751-7410

Account	Description	As of Sep	Prior Month	Inc/(Dec)
**MEMBERS EQUITY				
38010	Capital Contribution	4,500	4,500	0
38880	Fund Balance	376,588	376,588	0
	Current Year Net Income/(Loss)	\$8,935	(\$1,692)	\$10,627
**TOTAL MEMBERS EQUITY		\$390,024	\$379,397	\$10,627
**TOTAL LIABILITIES & EQUITY		\$566,570	\$514,334	\$52,235

Income_Statement_w_Annual_Budget
2170 SWEETWATER CC HOA INC.
09/30/2019

FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
Maitland FL 32751-7410

Account	Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	Variance	Year Budget
**REVENUE								
40000	Owner Assessments	28,153	28,153	0	168,920	168,918	2	337,836
40002 00	Reserve Income	633	633	0	3,798	3,798	0	7,600
40002 25	Reserve Income Greens	400	400	0	2,400	2,400	0	4,800
40002 45	Reserve Income Oak Tree	250	250	0	1,500	1,500	0	3,000
40025	Returned Check Fees	30	0	30	30	0	30	0
40078	Late Fee Interest	172	0	172	822	0	822	0
40080	Operating Interest	140	0	140	906	0	906	0
40081	Reserve Interest	24	0	24	172	0	172	0
40115	Administrative Fee	(50)	0	(50)	1,825	0	1,825	0
**TOTAL REVENUE		\$29,752	\$29,436	\$316	\$180,373	\$176,616	\$3,757	\$353,236
EXPENSES								
**ADMINISTRATIVE								
50005	CPA Services	167	167	0	1,206	1,002	(204)	2,000
50012 00	Bad Debt Expense	675	1,240	565	23,666	7,440	(16,226)	14,880
50045 00	Legal Expense	250	833	583	1,770	4,998	3,228	10,000
50045 03	Legal Expense Other	0	292	292	460	1,752	1,292	3,500
50054	Management Collected Late Fees	0	0	0	1,875	0	(1,875)	0
50055	Meeting Expenses	0	50	50	0	300	300	600
50081	Postage/Copies/Printing	0	333	333	3,217	1,998	(1,219)	4,000
50099	Storage Fees	92	88	(4)	712	528	(184)	1,060
50110	Administrative Miscellaneous	0	167	167	5,058	1,002	(4,056)	2,000
50125	Web Page/Internet	0	250	250	0	1,500	1,500	3,000
**TOTAL ADMINISTRATIVE		\$1,184	\$3,420	\$2,236	\$37,964	\$20,520	(\$17,444)	\$41,040
**PROPERTY INSURANCE								
52031	Liability Insurance	132	138	6	789	828	39	1,661
52032	Umbrella Insurance	241	269	28	1,469	1,614	145	3,225
52035	Directors & Officers Insurance	314	175	(139)	1,785	1,050	(735)	2,101
52036	Fidelity Bond	0	175	175	0	1,050	1,050	2,101
52063	Workers Comp Ins.	59	71	12	362	426	64	850
**TOTAL PROPERTY INSURANCE		\$746	\$828	\$82	\$4,406	\$4,968	\$562	\$9,938
**UTILITIES								
54050 00	Electricity	604	708	104	3,595	4,248	653	8,500
54070 00	Water & Sewer	467	1,125	658	4,038	6,750	2,712	13,500
**TOTAL UTILITIES		\$1,071	\$1,833	\$762	\$7,633	\$10,998	\$3,365	\$22,000
**CONTRACTS								
60021 58	Contracts Mulching	920	920	0	4,600	5,520	920	11,040
60021 94	Contracts Tree Trimming	388	388	1	1,938	2,328	391	4,650
60073	Irrigation Inspection Contract	1,000	1,000	0	5,540	6,000	460	12,000
60090	Lawn Maintenance	6,500	7,000	500	41,418	42,000	582	84,000
60093	Lawn Abandoned Homes	0	167	167	0	1,002	1,002	2,000
60095	Fertilizer & Pest Control	0	0	0	982	0	(982)	0
61000	Management Services	3,073	2,975	(98)	18,438	17,850	(588)	35,697
61045 00	Security Charges	3,048	2,917	(131)	16,380	17,502	1,122	35,000
**TOTAL CONTRACTS		\$14,928	\$15,367	\$439	\$89,295	\$92,202	\$2,907	\$184,387
**REPAIRS/MAINTENANCE								

Income_Statement_w_Annual_Budget
2170 SWEETWATER CC HOA INC.
09/30/2019

FIRSTSERVICE RESIDENTIAL
2300 MAITLAND CENTER PARKWAY
Maitland FL 32751-7410

Account	Description	Sep Actual	Sep Budget	Sep Variance	YTD Actual	YTD Budget	Variance	Year Budget
70043 028	Repairs/Maintenance - Backflo	0	100	100	0	600	600	1,200
70043 100	Repairs/Maintenance Pressure	0	625	625	0	3,750	3,750	7,500
70043 15	Repairs/Maintenance Electrical	(110)	333	443	2,984	1,998	(986)	4,000
70049	R & M - Entry Upgrades	0	417	417	1,185	2,502	1,317	5,000
70134	Lawn/Landscape Replacement	0	1,333	1,333	0	7,998	7,998	16,000
70135	Landscape Extras	0	1,223	1,223	1,240	7,338	6,098	14,671
70137	Irrigation Repairs/Maintenance	0	833	833	4,330	4,998	668	10,000
70138	Tree Trim/Replacement	0	1,667	1,667	3,275	10,002	6,727	20,000
70289 50	Contingency Residential	0	0	0	11,255	0	(11,255)	0
**TOTAL REPAIR/MAINTENANCE		(\$110)	\$6,531	\$6,641	\$24,270	\$39,186	\$14,916	\$78,371
**SOCIAL DEPARTMENT								
75310 05	Social Department -Supplies/Eq	0	8	8	0	48	48	100
**TOTAL SOCIAL DEPARTMENT		\$0	\$8	\$8	\$0	\$48	\$48	\$100
**SPECIAL PROJECTS								
74005 50	Spec Proj -Holiday Decorations	0	167	167	0	1,002	1,002	2,000
**TOTAL SPECIAL PROJECTS		\$0	\$167	\$167	\$0	\$1,002	\$1,002	\$2,000
**RESERVE TRANSFERS								
80000 08	Rsrv Contingency	333	333	0	1,998	1,998	0	4,000
80000 187a	Rsrv Property Damage	300	300	0	1,800	1,800	0	3,600
80000 78b	Rsrv Greens	400	400	0	2,400	2,400	0	4,800
80000 78c	Rsrv Oak Tree	250	250	0	1,500	1,500	0	3,000
80001	Reserve Interest	24	0	(24)	172	0	(172)	0
**TOTAL RESERVE TRANSFER		\$1,307	\$1,283	(\$24)	\$7,870	\$7,698	(\$172)	\$15,400
**TOTAL EXPENSES		\$19,125	\$29,437	\$10,312	\$171,438	\$176,622	\$5,184	\$353,236
NET INCOME/(LOSS)		\$10,627	(\$1)	\$10,628	\$8,935	(\$6)	\$8,941	\$0