

## SPPOA Annual Board Meeting Minutes

Jan. 7, 2021

Held on line via a Zoom meeting. Quorum was established and brought to order by John at 7:00 pm.

In attendance: John Meacham, Paul Hawkins, Richard Simon, Denise Flach, David Johnston, Mike Sperling. There were an additional 5 HOA members: Tom and Cathy Henderson, Christine Blackway, Jenn Clary, and Bill Pigozzi.

12 proxies were submitted.

John motioned for approval of the December 2020 minutes, Paul 2<sup>nd</sup>. The December minutes were approved.

John asked if there were any nominations from anyone for board members. No nominations were made. There was a request from Bob Hayne via email to send out an email to homeowners asking for anyone that would like to nominate or become a board member. That is in for consideration.

John stated that the board will elect board members at our next meeting. All board members agreed to remain in current position until replaced by another homeowner at this time.

**Treasury**-Paul covered the Dec. 2020 Balance Sheet, and Income and Expenses. With the help of all the homeowners and one bank (dues paid through the foreclosure estopple process), Paul was able to collect 100% of the dues for 2020. A big 'Thank You' to all our homeowners!

There was an extra \$4000 collected for the HOA account through our minimal fee amount collected through estopple process as homeowners sell properties and move in and out of the community. At the close of his accounting for 2020, all expenses were within budget and there was a surplus of funds which went in to the brick wall reserve. All reserves are up to expectations. The next big expenditure will be in entrance signs that need repairs.

The budget for 2021 will be pretty close to 2020 with the exception of landscape and projected tree work. About 40% of 2021 dues have been collected so far. Paul sent out reminders to all homeowners, he has emails for, last week.

A Q&A about the wall issues followed with Paul addressing the cost of repairs as they are looming in the near future.

Expenses during Dec included the following:

- \$ 2,598 -- Landscape: Mowing and Maintenance
- \$ 356 -- Landscape: Plants at Cypress Landing and WW-2 entrance.
- \$ 100 -- N. Sabal Entrance: Share of Maintenance cost.
- \$ 430 -- Irrigation: Valve, Solenoid, Decoder
- \$ 1,472 -- D&O Insurance Prem
- \$ 115 -- Utilities: Water for Islands; Power for Pump Stat
- \$ 165 -- Web Page: Domain Name and Hosting Renewal

**Landscape**- Denise covered the issues with the landscape and number of trees that continuously challenge our budget and efforts. She gave a considerable explanation to balancing the cost of tree care to liability through the long run.

Jenn Clary brought us into a Q&A session about landscaping and planting trees associated with her neighbors' property. A discussion followed to help Jenn and develop an understanding of where the board sits to help in suggestion and remedy of the situation.

**ARC**-David received a request for a garage door replacement. John motioned for approval, David 2<sup>nd</sup> and it was voted for approval.

Another request for a pool and screen enclosure was presented. After a discussion of a project of that magnitude it was determined that the board will ask for the acknowledgement and approval of the immediate neighbors to the homeowner making the pool and screen enclosure request. Paul and David will follow

through and get with the immediate neighbors to the homeowner. ( It is found by the board, in previous experiences, that neighbors will actually help out with such endeavors and make for a mutually enjoyable project and outcome for all when the project is disclosed beforehand.)

**Compliance-** Richard stated that two properties, that were in great disrepair, are now looking really good due to new homeowners purchase and renovations done to the properties.

Solar panels are becoming more prevalent in the community.

John motioned to adjourn the meeting at 7:45pm, David 2<sup>nd</sup>, with a unanimous approval to adjourn.

Minutes taken by: Mike Sperling