

SPPOA Board Meeting Minutes

June 6, 2019

Held at: Club House of 'Village on the Green'.

Quorum was established and meeting was called to order by John Meacham at 6:30pm.

In attendance were: John Meacham, Mike Sperling, Richard Simon, and Denise Flach, Paul Hawkins, David Johnston, and HOA homeowner Eve Wright.

May 2019 minutes were approved.

Treasury-Paul went over the current Balance Sheet, Income and Expenses, and Budget. This month we've had \$2,700 in re-occurring monthly expense for Landscape, Utilities water, and electricity. \$100 for monthly cost share of Sabal Point North Entrance maintenance. \$300 for cost removal of shed on HOA property.

Paul has lined up someone with quote of cost to pressure wash sidewalks and brick walls. Paul motioned, Richard 2nd, and Board approved unanimously. John requested that the hired person/company have adequate insurance for our protection.

Our electricity to light up our 6 entrance signs for the 3 villages is drawn from the meter panel of the adjacent property owners. We have recently needed to install new fixtures and LED lights which require far less energy and less cost from our HOA funds. Our HOA has previously reimbursed those homeowners for the electricity needed for the lights at \$100 each. Paul motioned to reduce the amount to \$50 to each homeowner due to the new efficient LED lights, John 2nd, and the Board approved unanimously to the \$50 amount.

Irrigation-Denise is still monitoring the most recent leak issues.

Landscape-Denise had new plants installed at each village entrance. Chickens are still being observed at homeowners residence in WWII in direct defiance of our HOA covenants and many attempts and requests to that homeowner for removal of the chickens.

Compliance- Richard nominated Eve Wright, Jim Wright, and David Joyce to fulfill the Florida Statute required positions in our HOA Fining Committee. Richard motioned, John 2nd, and the Board approved unanimously.

Richard motioned to hire an attorney to write letter for \$150 and start proceedings toward the neighbors with the chickens and coup in WWII. John 2nd and the Board approved unanimously. Richard will also look into a second previously approved attorney to follow through.

Richard introduced a one paragraph verbiage to be used as an amendment to our section of 'Roofs' in our Planning Criteria:

Owners shall maintain all roof sections of their property(house), visible from the street, free of mold, mildew, or other stains or discoloration inconsistent with the original roof shingles. Roof repairs involving replacement of shingles shall match the color and texture of original shingles to the extent that such shingles are available in the market or otherwise match as closely as possible. Samples of replacement roof shingles shall be submitted to and for approval by the Architectural Review Committee before replacement. This will include replacement of the entire roof.

Richard motioned, Paul 2nd, and the Board approved unanimously.

It will be placed into our Website forms for reference. Richard motioned, Paul 2nd, and Board approved unanimously.

ARC- Nothing new at this time

Website-Roof amendment will be placed into website under the Planning Criteria section.

New Business-John went to Seminole County to set up and initiate an account with them that will require any permit approvals from them to be first approved, in writing, from our HOA Board and community.

Old Business- John wants our Board to have a hearing with the new 3 person, non-Director, Fining Committee if homeowner with chickens does not comply with letter sent from attorney.

Adjournment- John motioned, Richard 2nd , and board approved to adjourn meeting at 7:03pm.

Minutes taken by: Mike Sperling