

SPPOA Annual Meeting Minutes

Mar. 2, 2017

Taken by: Mike Sperling

Held at: 'Episcopal Church of the Resurrection' 251 E. Lake Brantley. Quorum was established and meeting called to order by Christine at 6:35 pm.

In attendance were: Christine Blackway, Paul Hawkins, Mike Sperling, David Johnston, Richard Simon, and John Meacham, and 10 HOA members. Absent was Denise Flach.

Introduction of HOA board and committee members were made as they each took time to explain their function and coverage in the matters needed to keep the HOA running properly.

Treasury-Paul covered finances & budget and costs for 2016 and reserves for 2017. All but, 13 home owners had paid their 2017 dues at this time and notices with late fees were being handled accordingly. Follow up liens and legal notices were discussed for collection but, Paul stressed that past patience and tolerance has proven to serve all home owners and board members better in the long run and we will continue that practice vs. the alternative for now.

Paul covered the reasoning and benefit to our HOA for the \$14k taken out of reserves for the brick wall payoff. Reserves for that are already being built back up. Our biggest expenses still continue to be the landscape maintenance and the irrigation system that is constantly failing and needing repair.

There is a constant push to build the reserves to a set amount required by the Florida Statutes to cover long term liabilities and we are on target where most of our dues are allocated into 4 areas.

Our HOA is trying to keep from hiring a property management company vs the volunteer work from members. The cost is too prohibitive for property management at the moment (better having it going into reserves) More volunteers please!

We will need to replace our 3 main village entrance signs soon.

Sanlando Utilities has been sold to another company and our HOA is being told we most likely will be charged for our recycled water used for landscaping. We have been able to draw that water at no cost so far. We will need to determine if repairing our old well, at a cost of \$20k-\$24k, will be necessary if water prices drastically increase. Christine also asked people to get involved with local government and the big business of water to help stabilize the price of water as the current market is indicating drastic costs increases.

Compliance- Richard does his best to keep an eye on all three of our villages.

ARC- David says the ARC forms for property owners home improvements are coming in greater numbers which is great. Play structures are still biggest challenge.

Q and A for members-A home owner brought to our attention that vegetation was over growing his fence from the easement area between our village and a neighboring village. He asked if the easement can be cleaned out to counter the growth. The board will discuss the legality (who is responsible for that particular area/land), the cost, and possible conflict or combined force with the power company (that the easement is for) in the future to see if there is a viable solution.

Chris motioned to adjourn. John 1st and David seconded to close the meeting at 7:50pm.