

Jan. 20, 2009 – Annual Meeting

Meeting called to order at 6:45pm

- minutes from the December meeting were unanimously accepted
- votes to expand the Board to five members were counted. Frank Jones and Linda Fulford-Demers were elected to serve as Directors. Linda was named and agreed to serve as Treasurer. Mel Demers agreed to remain as Secretary.
- Dan Wehrle motioned that the election date for all Board members be set as January 20, 2009. The motion was seconded and unanimously agreed upon.
- Linda Fulford-Demers and Debi Wehrle provided updates on the financial statement and the 2009 budget. It appears that 48 units have not submitted their quarterly assessments as of this date.
- Dan chaired a discussion on the RAC and our relationship as it pertains to the budget. Ron Gillis expressed concern that overages that we might be committed to if actual are less than what is budgeted. He requested that the accounting be performed more frequently than annually so adjustments can be made during the year if that was the case. Dan agreed to ask the RAC to look into it.
- Mel Demers was asked to review our documents to determine responsibility for replacement on roofs, exterior painting, irrigation, landscaping, mailboxes, and soffit. Mel's review indicated that in all cases, it would be the HOA's responsibility for their replacement.

Mel was asked about responsibility to repair damage caused by the irrigation system to the interior of an owner's unit. The documents state that the owner's insurance would assume primary responsibility. The HOA would have limited responsibility for the exterior. The point was made that each owner also had the responsibility to promptly report any such situation immediately so that the association could take corrective action to limit any damage.

Mel was asked to review the documents to determine responsibility for keeping the undeveloped property maintained. The documents state that it was the developer's responsibility to maintain his undeveloped property. A discussion took place over the best ways to insure the developer lived up to his responsibility. It was determined that this subject would require further review.

- Ron Gillis was asked to determine the status of the documents required from the developer as part of the turnover process. He determined that Melissa Murphy would deliver the documents by the 90 day Florida Statute requirement in February.

Ron was asked to contact attorney Strange about handling the association foreclosures. He reported that she charges \$350 to handle each foreclosure action. She currently does the same for the Master Association and needed to determine that there wouldn't be a conflict of interest before she would agree to represent us.

Ron voiced a concern over the landscape condition under control of the Master Association. He agreed to write a letter to the Master concerning the situation.

Ron is working on gathering the required information for a Sweetwater Ridge HOA Directory

- Dan chaired a discussion regarding a number of issues brought about by the number of renters currently in our community. He also discussed issues relative to homeowner and renter parking problems. It was determined that these issues can and should be addressed by the rewording of our documents.

Dan chaired a discussion regarding the need to set up a fining committee. He then asked members to volunteer to participate in the fining committee.

- Dan spoke about the Lake Equity Partners LLC chapter 11 creditors meeting set for Feb. 09, 2009. He reported that our attorney indicated that our HOA is not positioned above any of the lenders involved in this action, and so will probably not see any money. Our attorney will represent us at the creditors meeting.

- Dan moved to appoint Frank Jones to head up our landscaping initiative. Frank was approved unanimously.

- The meeting was adjourned at 8:30 pm