

SAWMILL HOMEOWNERS ASSOCIATION, INC.

A Not-For-Profit Corporation

Minutes of the Board of Directors

Jim Beech Recreation Center, November 3, 2022, 7:00pm

**Statement of Quorum:**

Quorum established, agenda approved

**Call to Order:**

Leon called the meeting to order at 7:08pm.

The following members were in attendance:

**Board Members:**

Leon Lofgren – President  
Jennifer Moss – Vice President  
Laura Keller – Treasurer  
Colleen Hooks – Secretary

**Homeowners:**

Joanne Adamo  
Joseph Savoy  
Bette Lenkowski  
Terri Williams  
Holly Himes  
Aaron Miller  
Mike Moss  
Randy Henson  
Thom Ewing

**Other:**

Jody Fischer-HOA Mgmt

**Homeowner Introduction and Comments**

1. Homeowner inquiry about need for cameras at the front of neighborhood – asking about different options instead of spending money on cameras. Inquiry about cage, concrete, or other more cost effective.
2. Question about not parking in the cul-de-sac – there is a No Parking sign; it applies to long term or overnight. Asked why some cul-de-sacs have no parking signs and some do not. It was explained that the signs are from the city and not the HOA.
3. Questions about lot 80 – says she is practicing Florida friendly landscaping and would like more specific instruction on what the HOA is looking for. It was explained that the lawn looks unkempt and right now it does not look maintained. Discussion about having a group of volunteers come out and help clean things up.
4. Question about second story building – this was discussed last meeting as well. The specific verbiage states that it cannot exceed two stories.
5. Question about fun events – movies, easter egg hunt, national night out
6. Question about lawn care business and whether offering those services would be a conflict of interest for someone on the fining committee.
7. Question about house colors. Rental across from one of the houses has a red door.
8. Request to have wording in the violation letters be worded more constructively and sound less negative.
9. Discussed no soliciting signs – some in neighborhood, but suggestions from homeowners to add sign to door.
10. Question regarding management fees. Discussed budget line adjustments across various categories, with no impact on owner dues, and first increase in management fees in 5 years.

**Secretary's Report**

1. No revisions needed. Laura made a motion to approve the minutes. Jenn 2<sup>nd</sup>. Unanimous.

### Treasurer's Report

1. Review of financial reports shows combined checking and savings of \$198,970.66
  - a. One property that was sent to the attorney was paid, one has a lien.
2. 2023 Budget – some categories have been adjusted from the previous year, but adjustments were made without needing to increase the dues. Jenn motioned to approve budget, Colleen 2<sup>nd</sup>. Laura abstained from voting. Passed unanimously.

### Management Report – did not go over full report due to time constraints. Moved to new and unfinished business.

1. Violations – Lot 82 – fence violation – says not her fence – that the split rail fence is theirs and the other fence belongs to their neighbors.
2. Fining Potentials
3. Lot 13 – Gazebo built without ARB approval
4. Delinquency / Collections

### Unfinished Business

1. Security Cameras / Light Pole / Sign – Discussed some during homeowner comments
2. Speed Bumps – Discussed request for speed bumps and issues with people running stop signs. We have to have petition signatures to bring to the city. Sawmill, Timber Ridge, Log Wagon. Will also bring to the city a request for lights on the stop signs.

### New Business

1. Consent letter – less postage - Discussed the option to send invoice via email to save on postage – owners have to opt in.
2. Hosting movie nights on the island – Jenn will work on movie night and BBQ events. Potentially do some zone specific areas – but have to get a permit from the city each time.
3. Empty Lot Cross Cut / Log Jam
4. Yard Sale Dates for 2023 - March and October – Jenn will look up when the connected neighborhoods are going to do their yard sales. Yard sale dates will be included in the invoice when they are sent out.
5. Meeting Dates - at bottom of agenda

### Adjournment

Laura motioned to end the meeting at 8:26pm. Jenn 2<sup>nd</sup>. Unanimous.

Meeting Dates for 2023: 3/16, 6/15, 9/14, 11/2.