



**Savannahs HOA Board Meeting
July 19, 2022, 7:00 PM
3915 Savannahs Trail, Merritt Island Florida 32953**

Minutes

Call to Order- The meeting was called to order at 7:00 PM by Board president Joe Weeks.

Roll call – Quorum Establishment- Quorum was established having 3 Board members present.

- President: Joe Weeks
- Vice President: Paul Ballmann.
- Director: Bill Will.

Affirmation of Actions Without a Meeting.

Pursuit of Article III, Section 15, of The Savannahs at Sykes Creek Homeowners Association, Inc. by-laws, and so stated “Any action to be taken or that may be taken at a meeting of the Board may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the directors of the Board, and each consent shall have the same force and effect as a unanimous vote.”

- Resignation and Appointment to the Board: Erik Anderson has submitted his formal resignation as Treasurer of The Savannahs at Sykes Creek Homeowners Association, Inc. The Savannahs at Sykes Creek Homeowners Association, Inc. hereby accepts his resignation. The BOD hereby appoints Chis Davis as Treasurer of The Savannahs at Sykes Creek Homeowners Association, Inc *A motion to accept the resignation of Erik Anderson and appoint Chris Davis as treasurer was made by Joe Weeks. The motion was seconded by Paul Ballmann and carried by all.*
- Employment Contract: To affirm the employment contract of Erik Anderson to become General Manager of The Savannahs Golf Club effective Tuesday June 28, 2022. *A motion to approve the employment contract for Erik Anderson was made by Joe Weeks. The motion was seconded by Paul Ballmann and carried by all.*

Approval of minutes from last meeting: *A motion was made to approve the June 21st 2022 Minutes by Joe Weeks. The motion was seconded by Paul Ballmann and carried by all.*

Reports of Officers: The following items were reviewed by the officers

- President’s Report
 - Cell Phone Tower Contract: Joe Weeks provided an overview of the contract that was approved. Joe explained that the contact does not allow for installation but allows for exploration of the land.
 - Updated the Savannahs at Sykes Creek Homeowners Association, Inc. Organization Chart

- Mid-year 2022 The Savannahs at Sykes Creek Homeowners Association, Inc. Update
- Monthly Revenue KPI review for June & July MTD.
 - June 2022 vs June 2022
 - MTD July 2022 vs July 2022
 - YTD 2022 vs 2021
- Second Half 2022 Business Outlook
 - Focus on Customer Satisfaction and Service
 - Strengthen the Savannahs Golf Club Brand
 - Reinvigorating Golf League Play and Experience
 - Reserves & Funding for the what ifs of tomorrow
- Hurricane Preparation Webinar comments
 - Joe attended a Hurricane Preparation Webinar presented by Leland. Share learnings and call to action as a result.
- Vice President's Report
 - Community Project Committee Updates
 - Hog issue up front. taps moved up to the front of the community.
 - Dan shaler has decided to step back from HOA volunteer work. He has a lot of time dedicated to the sea turtle preservation.
 - Current projects (fountains, irrigation at islands, irrigations at clubhouse, HOA website updates.) 4
- **HOA Treasurer's Report**
 - May 2022 Financial Statement Review
- **Golf Course Treasurer's Report**
 - May 2022 Financial Statement Review
 - July MTD & YTD Golf Course KPI Review
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- **Secretary's Report**- None
- **Director's Report**
 - ARC Updates Bill reviewed the ARC applications submitted for the month. *A motion to approve the applications for 3340 Savannahs Trail (painting), 3520 Savannahs Trail (pool) 4040 Sand Ridge (paint) ,3825 Savannahs Trail (Driveway Extension), and 3985 Savannahs Trail (painting) was made by Bill Will. The motion was seconded by Joe Weeks and carried by all.*

Staff and Committee Reports

- **The Savannahs Golf Club General Manager Report**
 - Clubhouse Events Calendar – July & August- reviewed.
- **By Laws Committee** – No Report
- **Risk Management Committee** –No Report
- **Marketing Committee** – No Report

- **Hurricane/Disaster Planning Committee** – The Board is looking looking for volunteers, if you are interested, please reach out to Management or the Board.
- **Social Committee** – No Report
- **Architectural Review Committee** – Report was provided in officer reports.
- **Welcome Committee** – No Report

Old Business:

- None

New Business

- Resolution 2022 – 19: Rescind authorization for Joe Weeks and Erik Anderson to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc. *A motion was made to rescind the prior authorization by Joe Weeks. The motion was seconded by Paul Ballman and Carried by all.*
- Resolution 2022 – 20: Authorize Joe Weeks, Chris Davis, and Jim Burnley individually or in tandem to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc. These contracts are to be affirmed by The Savannahs at Sykes Creek Homeowners Association, Inc. Board of Directors. – **Tabled.**

Resident’s Questions &/or Comments: The following topics were discussed during open forum

- Owner complained about BOD transparency and questioned the Board of Directors authority to enter contracts.
- Zoom was not working
- Questions/Comments on the possible Cell Tower.
- Homeowner stated he didn’t want to see a tower from his house and would like more communication when the time for an install contract comes.
- Golf Course is becoming a positive place to be, staff is doing a good job.
- Homeowner sent pictures of her neighbors’ violations on the lots.
- HOA Delinquency questions
- Homeowner asked if they could know the # of violations sent each month.
- Homeowner asked about hurricane prep.
- Homeowner asked about possibility of newsletters.
- Owner asked about restaurant updates
- Owner asked about the beverage cart.

Adjournment: The Meeting was adjourned by President Joe Weeks at 8:32 PM.



Savannahs HOA Board Meeting
July 19, 2022, 7:00 PM

Agenda

- Call to Order
- Roll call – Quorum Establishment
- Affirmation of Actions Without a Meeting.

Pursuit of Article II, Section 16, of The Savannahs at Sykes Creek Homeowners Association, Inc. by-laws, and so stated “Any action required by law to be taken at a meeting of the members or any action which may be taken at a meeting of the members, may be taken without a meeting if written consent setting forth the action so taken is signed by all of the members entitled to vote with respect to the subject matter thereof, and any such consent shall have the same force and effect as a unanimous vote of the members.”

- Erik Anderson has submitted his formal resignation as Treasurer of The Savannahs at Sykes Creek Homeowners Association, Inc. The Savannahs at Sykes Creek Homeowners Association, Inc. hereby accepts his resignation. The BOD hereby appoints Chis Davis as Treasurer of The Savannahs at Sykes Creek Homeowners Association, Inc.

- Updated Roll call – Quorum Establishment
- Affirmation of Actions Without a Meeting.

Pursuit of Article II, Section 16, of The Savannahs at Sykes Creek Homeowners Association, Inc. by-laws, and so stated “Any action required by law to be taken at a meeting of the members or any action which may be taken at a meeting of the members, may be taken without a meeting if written consent setting forth the action so taken is signed by all of the members entitled to vote with respect to the subject matter thereof, and any such consent shall have the same force and effect as a unanimous vote of the members.”

- To affirm the employment contract of Erik Anderson to become General Manager of The Savannahs Golf Club effective Tuesday June 28, 2022.
- The Savannahs at Sykes Creek Homeowners Association, Inc. Board of Directors agrees and orders that the Board be expanded to 7-member director positions consisting of; President, Vice President, Treasurer, Secretary, and three (3) Directors at Large. Therefore, the Board of Directors hereby appoints Rick Baird and Jim Burnley as Directors of The Savannahs at Sykes Creek Homeowners Association, Inc. Board of Directors.

- Expanded Board Roll call – Quorum Establishment
- Approval of minutes from last meeting

- Reports of Officers.
 - President's Report
 - Updated The Savannahs at Sykes Creek Homeowners Association, Inc. Organization Chart
 - Mid-year 2022 The Savannahs at Sykes Creek Homeowners Association, Inc. Update
 - Monthly Revenue KPI review for June & July MTD.
 - June 2022 vs June 2022
 - MTD July 2022 vs July 2022
 - YTD 2022 vs 2021
 - Second Half 2022 Business Outlook
 - Focus on Customer Satisfaction and Service
 - Strengthen The Savannahs Golf Club Brand
 - Reinvigorating Golf League Play and Experience
 - Reserves & Funding for the what ifs of tomorrow
 - Hurricane Preparation Webinar comments
 - Recently attended a Hurricane Preparation Webinar presented by Leland. Share learnings and call to action as a result.
 - Vice President's Report
 - Community Project Committee Updates
 - HOA Treasurer's Report – The Savannahs at Sykes Creek Homeowners Association, Inc.
 - May 2022 Financial Statement Review
 - Golf Course Treasurer's Report – The Savannahs Golf Club
 - May 2022 Financial Statement Review

- July MTD & YTD Golf Course KPI Review
 - Secretary's Report
 - Community Events Update
 - Director's Report
 - ARC Updates
 - The Savannahs Golf Club General Manager Report
 - Clubhouse Events Calendar – July & August
- Committee Updates:
 - By Laws Committee – No Update
 - Risk Management Committee – No Updated
 - Community Projects Committee – Paul Ballmann
 - Marketing Committee – Eliza Hull
 - Hurricane/Disaster Planning Committee – No Update
 - Social Committee – Chris Pray
 - Architectural Review Committee – Bill Will
 - Welcome Committee – No Update
- Old Business:
 - None
- New Business
 - Resolution 2022 – 16: Adopt the amendments to update The Savannahs at Sykes Creek Homeowners Association, Inc. By Laws as written in support of a community vote to adopt the updated The Savannahs at Sykes Creek Homeowners Association, Inc. By Laws.
 - Resolution 2022 – 17: Establish Wednesday August 24, 2022, as the deadline date for community vote on the amendments to The Savannahs at Sykes Creek Homeowners Association Inc, By Laws, and all associated voting processes and expenses.

- Resolution 2022 – 18: Rescind authorization for Joe Weeks and Erik Anderson to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc.
 - Resolution 2022 – 19: Authorize Joe Weeks, Chris Davis, and Jim Burnley individually or in tandem to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc. These contracts are to be affirmed by The Savannahs at Sykes Creek Homeowners Association, Inc. Board of Directors.
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- Resident’s Questions &/or Comments
 - Adjourn



Savannahs HOA Board Meeting
June 21, 2022, 7:00 PM
3915 Savannahs Drive. Merritt Island Florida 32953

Minutes

Call to Order: The Meeting was called to order at 7:00 PM By Board President, Joe Weeks.

Roll call – Quorum Establishment: Quorum was established having four Board Members present.

- Joe Weeks- President
- Erik Anderson- Treasurer
- Bill Will- Director
- Misty Kinsey- Secretary.

Approval of Minutes: *A motion was made by Joe Weeks to waive the reading and approve the minutes as presented. The motion was seconded by Misty Kinsey. With all in favor, the motion carried.*

Reports of Officers

President's Report: Joe Weeks provided updates on associations involvement on the the following items:

- Discussion on Community Reinvigoration
- Discussion on Golf Course Reinvigoration
 - Focus on The Savannahs Golf Club no longer being a financial burden to the Community
- Monthly Revenue KPI review for May & June MTD.
 - Year over Year Revenue
- Second Quarter 2022 Business Outlook
 - Focus on Customer Satisfaction and Service
 - Golfer Safety
 - Golf Cart Crossing signs & Golf Stop signs
 - Safety Stripping of the Golf Card Crossings
 - Communication with Brevard County to update Brevard Ordinances to be in line with The Savannahs Operations
- Strengthen the Savannahs Golf Club Brand
 - Increased advertising in clubhouse

- Increased advertising in the Merritt Island area
- Use of radio for future large events at the Golf Club
- Start to build a fortress Balance Sheet
 - Reserves and Funding for the what ifs of Tomorrow
- Mitigating potential issues related to Supply Chain

Vice President's Report- Absent

Treasurer's Report Joe weeks reviewed the following April YTD comparison with members present:

- MTD Cash on hand
- April 2022 Financial Statement Review –
 - Pending May Financial from Leland Management.
 - The Savannahs at Sykes Creek Homeowners Association, Inc.
 - The Savannahs Golf Club

Secretary's Report: Misty Kinsey provided an update on the June and future events.

Director's Report: Bill Will provided an update on ARC. A motion was made to approve (below applications for the month of May) applications by Bill Will. Misty Kinsey seconded the motion and it was carried by all.

- 3435 Savannahs Trail-Windows
- 3625 Savannah Trail-Roof
- 4064 Sand Ridge- Paint

The Savannahs Golf Club General Manager Report: Erik Anderson provided updated regarding the operations and maintenance of the Golf Course and facilities including events in June and future planned events including scrambles, private events at the clubhouse, and Clubhouse upgrades.

Committee Updates:

Marketing Committee: Joe provided update for Eliza regarding the below topics.

- Merritt Island Now
- Future Opportunities
- Market Development

Old Business:

Wild Boar Update: brand new traps on course. Pig brig along with wildlife federation actively trapping boards. One deployed on HOA property, residents/guests to stay away.

New Business

Resolution 2022 – 15: Cancel Wednesday June 29, 2022, as the date for community vote on The Savannahs at Sykes Creek Homeowners Association Inc, By - Laws update, and all associated voting processes and expenses. Additionally, send the proposed By – Laws and the Prior HOA Board's Draft By-laws to By-Laws committee for reconciliation. *A motion was made to adopt resolution 2022-15 by Joe Weeks. Bill Will seconded the motion and it was carried by all.*

Resident's Questions &/or Comments: Open form was held, and the following topics discussed.

- aquatic maintenance on hole 15.
- The letter SGA sent the BOD regarding reconfiguring the Gold Course Holes.
- The range ball dispenser.
- If the treasurer BOD seat is open.
- A homeowner requested coffee on the beverage cart.
- Golf Course operation team responsibilities.
- Website questions
- Current aging report.
- Janitorial at the Clubhouse.
- Rumor about putting a sod farm on the course.
- Update on Dons BBQ.
- Expanding the BOD.
- Homeowner complained about kids trespassing to go fishing.
- Closed meeting Thursday 3 PM with attorney.

Adjournment: The meeting was adjourned by Board President Joe Weeks at 8:22 PM.

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2022 - 16

Adopt the amendments to update The Savannahs at Sykes Creek Homeowners Association, Inc. By Laws as written in support of a community vote to adopt the updated The Savannahs at Sykes Creek Homeowners Association, Inc. By Laws.

WHEREAS, The Savannahs at Sykes Creek Homeowners Association wish to exercise their powers and duties in good faith and in the best interest of the Association and its members; and,

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, Article VI, Section 6 of the Bylaws of The Savannahs at Sykes Creek Homeowners Association (“Bylaws”) states These By-Laws may be amended by a majority of the Board adopting a resolution setting forth the proposed amendment, if such proposed amendment is approved by the affirmative vote (in person or by proxy) or written consent or any combination thereof, of at least a majority of all of the owners of the Lots. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. The amendment shall be effective upon adoption,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby adopts the proposed amendments to the bylaws as written in support of a community vote to adopt the updated The Savannahs at Sykes Creek Homeowners Association, Inc. By Laws.

Current Sections of the By Laws:

Article III - Board of Directors: Number, Powers, Meetings;

Section 4 Nomination of Directors.

Except with respect to directors entitled to be selected by the Developer, nominations for election of directors to the Board shall be made by a Nominating Committee. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board, and two (2) or more members of the Association appointed by the Board. The Nominating Committee shall be appointed by the Board not less than thirty (30) days prior to such annual or special meeting of the members at which the election of a director or directors to the Board is to occur. Members of the Nominating Committee shall serve a term of one (1) year or until their successors are appointed. The Nominating Committee shall make as many nominations for election to the Board as it shall in its discretion determine, but in no event less than the number of positions to be filled. Nominations shall also be permitted the floor. All candidates shall have a reasonable opportunity to communicate their qualifications to the members and to solicit votes.

Section 5. Election and Term of Office.

Each member of the Board shall serve for a term of one (1) year. Upon the expiration of the initial term of office of each such director, a successor shall be appointed by the Developer if during the Class 'B' Control Period, or elected if after the Class 'B' Control Period, to serve a term of one (1) year.

At any election of directors by members, each member shall be entitled to cast with respect to each vacancy to be filled on the Board as many votes as it is entitled to vote under the terms of the Declaration. The candidates receiving the largest number of votes shall be elected to fill the positions for which the election is held. Directors elected by the members shall hold office until their respective successors have been elected. Directors may be elected to serve any number of consecutive terms.

Amended Sections of the By Laws:

Article III - Board of Directors: Number, Powers, Meetings;

Section 4 Nomination of Directors.

Section 4.1. Nominating Committee. Nomination for election to the Board of Directors shall be made by a Nominating Committee, which shall be a permanent committee of the Association, as provided herein in Article V. The Nominating Committee shall not be disbanded as a whole; however, individual members may be discharged by the Board of Directors and replaced by another Member, with or without cause.

The Nominating Committee shall be appointed by the Board of Directors no less than thirty (30) days prior to each annual meeting of the Members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting.

The Nominating Committee shall consist of three (3) Members who are not related to each other in any way, and the Board of Directors shall use reasonable efforts to appoint Members representing diversity within the community. The Board of Directors shall appoint a Chairman of the Nominating Committee, who shall be a member of the Board of Directors.

Section 4.2. Nominating Period. The open period for applying to be a candidate for the vacancies on the next year's Board of Directors shall be from July 1st to no later than one week prior to the September calendar month Board Meeting of each year (the Open Period).

During the Open Period, any Member may apply to the Nominating Committee. Members submitting applications after one week prior to the September calendar month Board Meeting shall not be considered candidates of the Nominating Committee unless the Nominating Committee has been unable to fill all the vacancies, in which case the Board of Directors, at its sole discretion, may extend the Open Period to no later than September 30.

After the Open Period, the Nominating Committee shall, in its good judgement, assess the pool of candidates and make as many nominations for election to the Board of Directors as it shall in its sole discretion determine, but not less than the number of vacancies that are to be filled. In making its nominations, the Nominating Committee shall use reasonable efforts to nominate candidates representing the diversity which exists within the pool of potential candidates. Members of the Nominating Committee may volunteer as candidates. The Nominating Committee shall present its slate of candidates to the Board of Directors no later than the October Board of Directors meeting prior to the election to be held during the Association's Annual Member's Meeting.

Section 5. Election and Term of Office.

Election of directors shall be held each year at the Annual Member’s Meeting, as more fully provided in Article II, herein. The term for each member of the Board of Directors shall be two (2) years, on a staggered basis, as provided in Article III Section 5.2 & 5.3, herein. This staggered term concept operates so that no more than half the number of vacancies, plus or minus one, shall be automatically up for election at each Annual Member’s Meeting. Directors may not serve more than two consecutive two-year terms in any role.

Section 5.1 Election to the Board of Directors Elections shall be made at the annual meeting of the Members, in person or by proxy, as required by Florida Statutes, the Declaration, and these Bylaws. At the Board of Directors meeting, immediately preceding the election, the Board shall formally give the Property Manager (Management Company) the authority to conduct and oversee the election.

Section 5.2 Terms of Office. For the 2022 calendar year election of directors only, the Nominating Committee will nominate candidates for specific terms of office as follows:

- Seat One President, for 2 years
- Seat Two Vice President, for 1 year
- Seat Three Treasurer, for 2 years
- Seat Four Secretary, for 1 year
- Seat Five Director at Large (1), for 2 years
- Seat Six Director at Large (2), for 1 year.
- Seat Seven Director at Large (3), for 2 years.

Section 5.3 Terms of Office. For the 2023 calendar year election of directors only, the Nominating Committee will nominate candidates for specific terms of office as follows:

- Seat Two Vice President, for 2 years
- Seat Four Secretary, for 2 years
- Seat Six Director at Large (2), for 2 years.

Thereafter, all vacancies on the Board of Directors shall be for (2) years, as specified in Article III Section 5, herein, creating a staggered term of office for directors after completion of the 2023 calendar year election.

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2022 - 17

Establish Wednesday August 24, 2022, as the deadline date for community vote on the amendments to The Savannahs at Sykes Creek Homeowners Association Inc, By Laws, and all associated voting processes and expenses.

WHEREAS, The Savannahs at Sykes Creek Homeowners Association wish to exercise their powers and duties in good faith and in the best interest of the Association and its members; and,

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, Article VI, Section 6 of the Bylaws of The Savannahs at Sykes Creek Homeowners Association (“Bylaws”) states These By-Laws may be amended by a majority of the Board adopting a resolution setting forth the proposed amendment, if such proposed amendment is approved by the affirmative vote (in person or by proxy) or written consent or any combination thereof, of at least a majority of all of the owners of the Lots. However, the percentage of votes necessary to amend a specific clause shall not be less than the prescribed percentage of affirmative votes required for action to be taken under that clause. The amendment shall be effective upon adoption,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby establishes Wednesday August 24, 2022, as the deadline date for community vote on the amendments to The Savannahs at Sykes Creek Homeowners Association Inc, By Laws, and all associated voting processes and expenses.

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2022 - 18

Rescind authorization for Joe Weeks and Erik Anderson to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc.

WHEREAS, The Savannahs at Sykes Creek Homeowners Association wish to exercise their powers and duties in good faith and in the best interest of the Association and its members; and,

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, Article IV, Section 16 of the Bylaws of The Savannahs at Sykes Creek Homeowners Association (“Bylaws”) states that the Board shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and may do all acts and things as provided by law as are not by the Declaration, the Articles of incorporation or these By-Laws directed to be done and exercised exclusively by the Developer or the membership generally; and,

WHEREAS, Section 6 of the Bylaws of The Savannahs at Sykes Creek Homeowners Association (“Bylaws”) states “All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons may be designated by resolution of the Board. All Persons having authority to sign Association checks and instruments of Association indebtedness shall be bonded at the Associations expense.; and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby rescind the authority of Joe Weeks, President, and Erik Anderson, Board Treasurer individually or in tandem the authority to enter into agreements, contracts, deeds, leases, checks, and other instruments on behalf of the Association effective on the date they became officers of the Association.

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2022 - 19

Authorize Joe Weeks, Chris Davis, and Jim Burnley to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc. These contracts are to be affirmed by The Savannahs at Sykes Creek Homeowners Association, Inc. Board of Directors.

WHEREAS, The Savannahs at Sykes Creek Homeowners Association wish to exercise their powers and duties in good faith and in the best interest of the Association and its members; and,

WHEREAS, the Board of Directors wishes to establish standards for the operation and governance of the Association that serve as guiding principles for both volunteer leaders and members of the Association; and,

WHEREAS, Article IV, Section 16 of the Bylaws of The Savannahs at Sykes Creek Homeowners Association (“Bylaws”) states that the Board shall be responsible for the affairs of the Association and shall have all of the powers and duties necessary for the administration of the Association's affairs and may do all acts and things as provided by law as are not by the Declaration, the Articles of incorporation or these By-Laws directed to be done and exercised exclusively by the Developer or the membership generally; and,

WHEREAS, Section 6 of the Bylaws of The Savannahs at Sykes Creek Homeowners Association (“Bylaws”) states “All agreements, contracts, deeds, leases, checks, and other instruments of the Association shall be executed by at least two (2) officers or by such other person or persons may be designated by resolution of the Board. All Persons having authority to sign Association checks and instruments of Association indebtedness shall be bonded at the Associations expense.; and,

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby Authorize Joe Weeks, Chris Davis and Jim Burnley individually or in tandem to enter into agreements, contracts, leases, and other contracts on behalf of The Savannahs at Sykes Creek Homeowners Association, Inc. These contracts are to be affirmed by The Savannahs at Sykes Creek Homeowners Association, Inc. Board of Directors.