



Board Meeting Minutes
Via In Person & Zoom Webinar
March 21, 2023
7:00 PM

Call to Order: Bill Will called the meeting to order at 7:11 PM.

Quorum Established: Bill Will, Paul Ballmann, Chris Davis & Gregory Ogorek were present. Renae Foster and Sharon Freeman from TCB Property Management were also in attendance.

Approval of Minutes: Tabled.

Reports of Officers:

- **Presidents Report:** Bill Will reported on the following:
 - **Joyce Davis Resignation:** Bill stated Joyce's participation was an asset, and she will continue to be heard on issues.
 - **Large Claim/Possible Lawsuit:** Bill stated that there is a large lawsuit pending over the HOA, and we are unable to discuss legal issues at this meeting.
 - **HOA Initiation Fee:** Initiation fees are common throughout the HOA. It brings income into the HOA when a property transfers hands.
 - **ARC Submissions:** Bill stated there were several approvals. **(SEE EXHIBIT A)**

Bill Will made a motion to approve the ARCs for 3010 Savannahs Trail, 3525 Savannahs Trail, 3725 Savannahs Trail, and 4005 Savannahs Trail. Gregory Ogorek seconded the motion, and the motion was passed unanimously by voice vote.

- **Email Archive:** We were able to recover the archived emails. They are saved to a USB and saved in the locked box in the office.
 - **Social Media Comments:** We received some comments complaining about transparency. He stated we have opened up everything we can for inspection by the Members. We cannot discuss ongoing legal or personnel issues with the membership.
 - **ARC & Finance Committee:** We have some volunteers to fill the ARC and Finance Committees. We will provide additional details at the next meeting.
 - **Organizational Chart:** **(SEE EXHIBIT B)**
- **Vice President's Report:** Paul Ballman reported the following:
 - **Parking Violations in Community:** Paul stated we will be passing a resolution later during the meeting, but we are having issues with parking on empty lots.
 - **Maintenance:** Paul reported that we have repaired a door that wasn't closing properly, replaced some lighting in the kitchen, and are working on a permanent solution for the plumbing issues the Clubhouse is experiencing.
 - **Treasurer's Report:** Gregory Ogorek reported the following:

- **Completed Activities Since February:** During the past 4-5 weeks we have been working on a refined budget. The original budget for 2023 was not sustainable. Erik and Greg have put a lot of work into a revised budget. We established an HOA Reserve Account and GC Sales Tax Accounts at PNC. We have transferred an initial set of funds from Alliance to PNC. We have engaged a lot of volunteers to assist with bookkeeping set up in QuickBooks. We began processing and paying past due invoices. Cole & Associates have been engaged to prepare and file the 2022 tax return and audits. We have also established a check/ACH payment approval process to comply with Bylaws.
- **Upcoming Activities:** We will complete the transfer to TCB, we will be closing the Alliance Accounts and transferring funds by the end of the month, paying off past due invoices, and complete bookkeeping activities in QuickBooks online from Jan 1. Once that is complete, we will work on getting 2022 and previous years uploaded. Then we will review all contracts and look for ways to reduce costs. In addition, we will do a monthly analysis of Forecast/Actuals variances, and mitigate as needed.
- **Revised Budget for Approval:** We sent out the revised budget in the email with tonight's meeting attachments. **(SEE EXHIBIT C)** We have re-allocated expenses for the HOA owned property such as grounds maintenance and waterways management to the HOA budget. We re-organized how we view our income and expenses on the GC side. This budget forecasts a gross profit of \$1.6M for the year. This proposed budget will be mailed to the membership and voted on at the next Board of Directors meeting.
- **Bank Account Balances:** We ended February with account balances: HOA Operating \$202,048.73, HOA Reserve \$10,200, GC Operating \$89,932.51, Sales Tax \$5889.23, Alliance Operating \$49,350.44 and Reserve \$10,634.58.
- **HOA Assessment A/R Aging Report:** We are still working on an aging report in QuickBooks. TCB can take checks, cash, and now have the online payment portal option operating. We have \$114,502.00 outstanding as of today.
- **Secretary's Report:** Chris Davis hopes that everyone has been enjoying the food trucks and other events at the Clubhouse.
- **Director's Report:** No report available.

Old Business: None at this time.

New Business:

- **Policy Resolution Number 2023-001 Restating Fence Requirements:** **(SEE EXHIBIT D)**

Bill Will made a motion to adopt Resolution Number 2023-001 Restating Fence Requirements. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.

- **Policy Resolution Number 2023-002 Parking:** **(SEE EXHIBIT E)**

Bill Will made a motion to adopt Resolution Number 2023-002 Parking. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.

- **Policy Resolution Number 2023-003 Golf Course Operations:** **(SEE EXHIBIT F)**

Bill Will made a motion to adopt Resolution Number 2023-003 Golf Course Operations. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.

Association Members Questions and Comments: We will not be addressing any questions or comments on any pending legal issues.

- Q: Who prepares invoices for employee incentive bonuses? A: Erik Anderson

- Q: At the November 29th meeting, have the BOD explain \$10,000 under miscellaneous and safety & security? When will the final budget be done? What is the current status of AR collections? When can we expect the 2022 financial reports? A: The miscellaneous account consisted of employee drug screening costs, and the rest was for the reserve study provides by Reserve Advisors Inc. The Golf Course Security & Safety is mostly made up of the eye wash stations, AED stations, First Aid, Etc. The final budget will be voted on at the next BOD Meeting. The AR was covered earlier in the meeting. The 2022 financial reports were emailed out and will be posted on the TCB website in a few days.
- Q: Are there debit card purchases made without receipts? A: Not now, but there were in the past.
- Q: What does the homeowner get for \$1400? A: The common area maintenance, insurance, management, the playground, tennis courts, the Golf Course Clubhouse & Maintenance Building.
- Q: How can homeowners communicate with the Board? Email only is not acceptable. A: Please call TCB. Board Member phone numbers are also listed on the website.
- Q: Regarding email sent, there was no sender identified? A: Bill Will sent the email.
- Q: Where are the meeting minutes available? A: Official Minutes will be available on the TCB Website, we are almost ready to go live.
- Q: Please validate visibility for fencing when it impedes the view of neighboring properties. A: Fences have been here since 1991. They are desirable for some people for pets and/or children, and privacy. As long as fences are maintained and kept up by the owner, they are allowed.
- Q: Street parking has become an extreme contact sport. A: Parking complaints are not one of the top priorities for police. The Board realizes this is a major inconvenience, but it is not prohibited.
- Q: Does the GC Resolution restrict mowers before 7 AM? In the wintertime you will be losing 2 hours of tee times. A: The County statute says 7 AM, and specifically states mowers. There is no exemption for Golf Courses that we can find.
- Q: Jim Rose stated that he is part of the maintenance team, and if they have to wait until 7AM to start, golfers will always be on top of them; and they will never get ahead of it because of the time restrictions.
- A comment came up about asking the homeowners near those holes if they will waive the restrictions on what time they start. Erik and the Board will look into this.
- Q: There is a table of food in the back of the Clubhouse, and we need to be appreciative of someone coming in providing food.
- Q: Anyone who has a fence up, should be grandfathered. A: If you have a fence up now, and if you were going to re-do the fence, it would need to be under the current standard.
- Q: We used to be able to speak for ourselves, and now the Board is taking control of the conversation. A: The Board has implemented this process to keep the personal attacks and outbursts under control.
- Q: What is being done about homeowners with fences over 4 feet? A: We have no historical ARC data to see what was and wasn't approved. If they re-do their fences, they would need to conform to the current standards.
- Q: Why is there food in the back? A: The Masters Grill at the Savannahs is our new concessionaires, and they provided some food.

Adjourn: With no further business to discuss Bill Will adjourned the meeting at 8:35 PM.

EXHIBIT A:

REQUEST LOG

DATE RECEIVED	REQUESTER	ADDRESS	TYPE OF REQUEST	DATE REVIEWED	DECISION	REQUESTER NOTIFIED
2/1/2023	Janey Laney	3010 Savannahs Trl	Exterior Paint	2/1/2023	APPROVED	EMAIL
1/22/2023	Benjamin and Virginia Braddock	3525 Savannahs Trl	Window Replacement	2/15/2023	APPROVED	EMAIL
2/21/2023	Barbara and Nick Lukinovich	3725 Savannahs Trl	Roofing Replacement	2/22/2023	APPROVED	EMAIL
2/24/2023	Natalie Markley	4005 Savannahs Trl	Roofing Replacement	3/8/2023	APPROVED	EMAIL

EXHIBIT B:

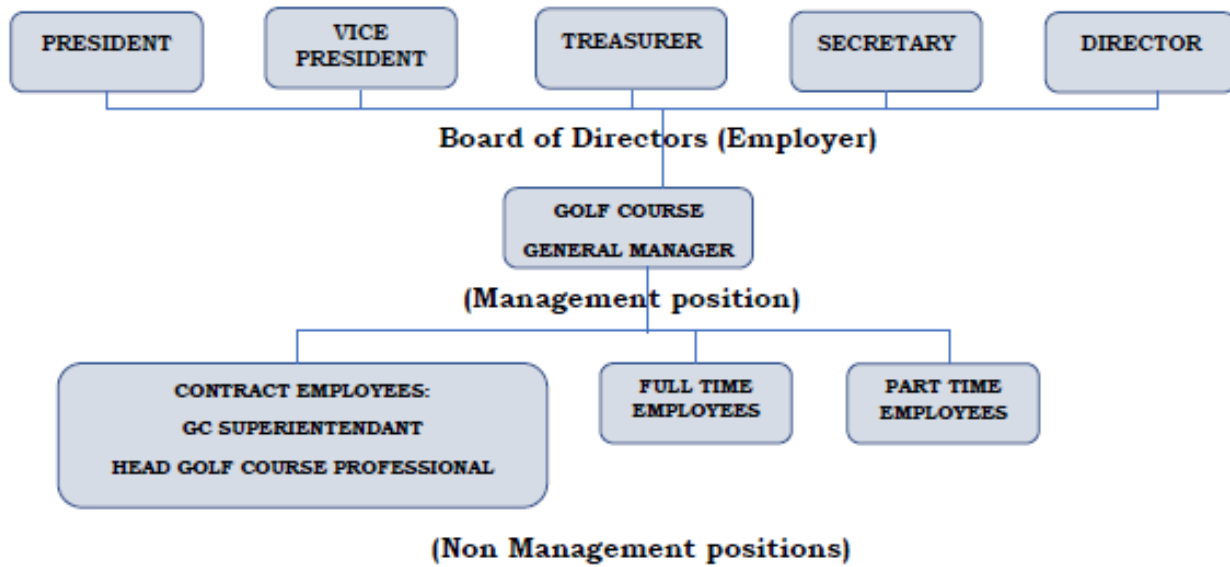


EXHIBIT C:

SAVANNAHS AT SYKES CREEK HOMEOWNERS ASSOCIATION
 PROPOSED 2023 BUDGET AMENDMENT
 GOLF OPERATIONS
 January 1, 2023 - December 31, 2023

	APPROVED 2023 BUDGET	PROPOSED 20223 AMENDMENT
INCOME		
4410 GC Membership Fees	\$ 35,735	\$ 35,400
4415 GC Savannahs Golf Assoc Dues	\$ -	\$ 200
4420 GC Green Fees	\$ 1,200,000	\$ 1,251,200
4430 GC Driving Range fees	\$ 62,574	\$ 78,000
4440 GC Golf Services Coaching / Training	\$ 25,000	\$ 25,000
4450 GC Golf Carts Rentals	\$ -	\$ 200
4460 GC Golf Equipment Rentals	\$ 18,537	\$ 19,150
4470 Food / Beverage	\$ 246,350	\$ 307,000
4475 Food / Beverage - Restaurant	\$ 94,750	\$ -
4480 Event Services	\$ -	\$ -
4490 Pro Shop Retail - Hard Goods	\$ 100,225	\$ 116,888
4495 Pro Shop Retail - Soft Goods	\$ 42,830	\$ 46,750
TOTAL INCOME	\$ 1,826,021	\$ 1,899,788
COST OF GOODS SOLD		
6110 GC COGS - Pro Shop Hard Goods	\$ 70,158	\$ 68,980
6120 GC COGS - Pro Shop Soft Goods	\$ 25,710	\$ 23,860
6130 GC COGS - Range Balls	\$ 5,000	\$ 4,988
6140 GC COGS - Handicap & FGA Fees	\$ 4,000	\$ 4,000
6150 GC COGS - Food & Beverage	\$ 110,858	\$ 138,150
6152 GC COGS - Food & Beverage Supplies	\$ 3,411	\$ 3,411
6155 GC COGS - Food & Beverage - Restaurant	\$ 80,538	\$ -
6160 GC COGS - Merchant Fees	\$ 49,335	\$ 49,335
6170 GC COGS - All Over / Shorts	\$ 200	\$ 200
TOTAL COST OF GOOD SOLD	\$ 349,208	\$ 292,924
EXPENSE		
6210 GC Bank Fees	\$ -	\$ -
6220 GC Advertising & Marketing	\$ 10,000	\$ 9,250
6230 GC Insurance Expense	\$ 5,000	\$ 18,496
6240 GC Office Supplies	\$ 5,000	\$ 5,000
6250 GC Software License Fees	\$ 6,240	\$ 6,240
6260 GC Phone - TV - Internet	\$ 10,000	\$ 10,000
6270 GC Security / Safety	\$ 9,000	\$ 17,640
6280 GC Cleaning Services / Supplies	\$ 600	\$ 600
6285 GC Trash Service	\$ 10,000	\$ 10,000
6290 GC Miscellaneous Expenses	\$ 2,800	\$ 2,800
6310 GC Payroll Processing Fees	\$ 4,500	\$ 5,020
6320 GC Payroll & Benefits Expense - Other	\$ 645,000	\$ 870,000
6330 GC Professional Services-Training	\$ 5,000	\$ 5,000
6340 GC Permits / Licenses / Fees / Dues	\$ 12,000	\$ 12,000
6410 GC Electricity	\$ 2,000	\$ 45,600
6420 GC Water Service	\$ 45,000	\$ 7,200
6510 GC Golf Cart Lease	\$ 147,756	\$ 147,756
6520 GC Kitchen Equipment / Coolers	\$ 7,500	\$ 7,500
6530 GC Small Tools / Equipment	\$ 30,000	\$ 28,000
6540 GC Fuel	\$ 23,800	\$ 20,376
6550 GC Porta Potty	\$ 1,200	\$ 1,200
6610 GC Maintenance Equip Lease	\$ 115,200	\$ 115,200
6620 GC Maint Equipment Spare Parts	\$ 30,000	\$ 30,000
6630 GC Maintenance Course	\$ 55,000	\$ 55,000
6632 GC Chemical Sand & Seed	\$ 102,000	\$ 98,000
6633 GC Insect Control	\$ 2,000	\$ 2,000
6635 GC Maintenance Irrigation	\$ 15,000	\$ 15,000
6710 GC Equipment Purchase - To be Capitalized	\$ 2,000	\$ -
6680 GC Building Repairs / Maintenance Other	\$ 45,000	\$ -
6685 GC Clubhouse Grounds Maintenance	\$ 10,000	\$ -
GC Accounting Fees	\$ 24,000	\$ -
GC Legal Fees	\$ 6,000	\$ -
GC Alarm Monitoring	\$ 8,600	\$ -
GC County Taxes	\$ 60,000	\$ -
TOTAL EXPENSE	\$ 1,457,196	\$ 1,544,878
GROSS INCOME	\$ 1,476,813	\$ 1,606,864
NET INCOME	\$ 19,617	\$ 61,986

SAVANNAHS AT SYKES CREEK HOMEOWNERS ASSOCIATION
PROPOSED 2023 BUDGET AMENDMENT
HOA OPERATIONS
January 1, 2023 - December 31, 2023

	APPROVED 2023 BUDGET	PROPOSED 20223 AMENDMENT
INCOME		
4100 HOA Assessments	\$ 403,200	\$ 400,400
4120 HOA Interest Income	\$ -	\$ -
4130 HOA Homeowners Capital Contributions	\$ -	\$ -
TOTAL INCOME	\$ 403,200	\$ 400,400
EXPENSE		
5110 HOA Legal Fees	\$ 34,000	\$ 41,333
5120 HOA Accounting Fees / Tax Preparation	\$ 27,000	\$ 25,000
5130 HOA Bank Fees / Coupon Books	\$ 1,700	\$ 1,000
5140 HOA Postage / Copies / Supplies	\$ 3,605	\$ 500
5150 HOA Insurance	\$ 60,000	\$ 41,528
5160 HOA Management Fees	\$ 20,808	\$ 54,000
5165 HOA Corporate Annual Report	\$ 61	\$ 100
5170 HOA Information Technology	\$ 1,000	\$ 12,000
5180 HOA Bad Debt	\$ 76,000	\$ -
5190 HOA Miscellaneous	\$ 5,121	\$ -
5210 HOA CMTE Workforce Committee Supplies	\$ -	\$ 600
5220 HOA CMTE Welcome Wagon Supplies	\$ 1,000	\$ 600
5230 HOA CMTE Events Supplies	\$ 4,000	\$ 600
5310 HOA Grounds Maintenance	\$ 10,000	\$ 10,000
5320 HOA Clubhouse Facility Maintenance	\$ -	\$ 56,000
5330 HOA Gazebo Maintenance	\$ 1,000	\$ 1,000
5340 HOA Dolphin Park / Tennis Court	\$ 20,000	\$ 1,000
5350 HOA Irrigation - Repairs / Maintenance	\$ 1,800	\$ 1,800
5360 HOA Waterway Management	\$ -	\$ 26,400
5370 HOA Hog Management	\$ -	\$ 1,200
5380 HOA Lighting Electrical Repairs	\$ 1,250	\$ 1,250
5410 HOA Electricity - Common Areas	\$ 9,855	\$ 3,600
5500 HOA Reserves - Pooled	\$ 125,000	\$ 120,000
TOTAL EXPENSE	\$ 403,200	\$ 399,511
ANNUAL NET	\$ 0	\$ 889

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2023 - 01

Relating to fencing requirements until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

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 desires to be a community that is pleasing to the eye and conducive to positive neighborly relations; and,

WHEREAS, 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, all Homeowners in the SHOA are bound by the current Bylaws and Covenants and Restrictions; and,

WHEREAS, Whereas some Homeowners are concerned about the standards for fencing installed on their property; and,

WHEREAS, the Board has determined the following fence restrictions shall be:

No fence shall be constructed to a height of more than four feet (4') above ground level of adjoining Lots.

No fence shall be erected or placed within the front setback areas of any Lot unless the fence is ornamental and a desirable feature and in no event will impair the general scheme of theme of the Subdivision.

No fence designed for the rear yard shall extend beyond the front corners of the house.

The fence shall be:

1.) Black in color metal fencing with spaced vertical spindles with or without ornate pickets similar in style to the SHOA fence at the entry to the Savannahs. Metal fencing can be installed on the property owners property lines. No shrubbery is required to buffer the metal fencing from view or;

2.) Vinyl clad chain link and shall be fully buffered by shrubbery and landscaping when visible from the golf course, lakes or streets.

Newly installed buffering landscaping must attain about 80% to 100% coverage to adequately screen the fence from view within one (1) year and subsequently be maintained as

required. Buffering landscaping shall be maintained at a height of no more than 6 inches above and 6 inches below the height of the fencing. Placement of vinyl clad chain link fencing shall be such that the fencing is four (4) feet inside of the Lot Owner's property line to allow the buffering landscaping to be placed on the outside of the fence (and still on the Lot Owner's property) and to buffer the fence visually from the outside of the Lot Owner's property.

All fencing shall be maintained in good working order and good appearance substantially similar to their functioning and appearance when they were newly installed.

Consideration must be taken for the 7.5 foot easement on each lot that may result in the County removing fencing installed in this area at the homeowners expense.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors the Board of Directors of the SHOA are indicating their desire to include these concepts in the upcoming revisions to the current or proposed Covenants and Restrictions.

The Savannahs at Sykes Creek Homeowners Association

RESOLUTION ACTION RECORD

Resolution Title: Relating to fencing requirements until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

Resolution No. 2022 - 01

Pertaining: FENCE REQUIREMENTS

Duly adopted at a meeting of the Board of Directors held: _____

Motion by: _____ Seconded by: _____

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
Bill Will, President	_____	_____	_____	_____
Paul Ballman, Vice President	_____	_____	_____	_____
Greg Ogorek, Treasurer	_____	_____	_____	_____
Chris Davis, Secretary	_____	_____	_____	_____
(vacant), Director	_____	_____	_____	_____

ATTEST:

Secretary

Date

Resolution effective date: _____

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2023 - 02

Relating to fencing requirements until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

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 desires to be a community that is pleasing to the eye and conducive to positive neighborly relations; and,

WHEREAS, 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, all Homeowners in the SHOA are bound by the current Bylaws and Covenants and Restrictions; and,

WHEREAS, Whereas some Homeowners are concerned about the standards for vehicle parking and storage on their property; and,

WHEREAS, the Board has determined the following parking and storage restrictions shall be:

1. Definitions. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ABANDONED VEHICLE. Any vehicle which is without the required current license plates and tabs, inoperable, stripped, unclaimed, scrapped, junked or discarded. This term shall also mean a vehicle being repaired when such repairs take 72 hours or more.

ABANDONED VEHICLE PARTS. Any vehicle part which is inoperable, unclaimed, scrapped, junked, discarded or not used in or on any vehicle within any seven-day period.

VEHICLE. A self-propelled device in, upon or by which any person or property is or may be transported or drawn upon a public highway or street, excepting devices moved by human power or used exclusively upon stationary rails or tracks.

VEHICLE PARTS. Any parts, components or accessories of a vehicle.

(1)The storage of any abandoned vehicle or abandoned vehicle parts for a period of 15 days or more on any lot (not in a garage) is declared to be a nuisance.

(2)The owner of any lot within the subdivision upon which storage is prohibited by this section and also the owner of such abandoned vehicles or abandoned vehicle parts involved in such storage abate the nuisance. Every person who shall fail, neglect or refuse to abate the nuisance as provided in this section shall be subject to fines as directed by the Board of Directors.

(3)Any person who fails, neglects or refuses to abate such nuisance shall be notified in writing by certified or registered mail or by personal service to abate the nuisance within 15 days from the date appearing on such written notice.

A.PARKING SPACE LOCATION.

1.No motor vehicle shall be parked on any lot, or on any landscaping, except on an authorized driveway.

2.No part of any vehicle parked in the driveway of a lot shall extend over the public or private sidewalk.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors the Board of Directors of the SHOA are indicating their desire to include these concepts in the upcoming revisions to the current or proposed Covenants and Restrictions.

The Savannahs at Sykes Creek Homeowners Association

RESOLUTION ACTION RECORD

Resolution Title: Relating to parking and vehicle storage requirements until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

Resolution No. 2022 - 02

Pertaining: VEHICLE PARKING AND STORAGE REQUIREMENTS

Duly adopted at a meeting of the Board of Directors held: _____

Motion by: _____ Seconded by: _____

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
Bill Will, President	_____	_____	_____	_____
Paul Ballman, Vice President	_____	_____	_____	_____
Greg Ogorek, Treasurer	_____	_____	_____	_____
Chris Davis, Secretary	_____	_____	_____	_____
(vacant), Director	_____	_____	_____	_____

ATTEST:

Secretary

Date

Resolution effective date: _____

The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2023 - 03

Relating to fencing requirements until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

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 desires to be a community that is pleasing to the eye and conducive to positive neighborly relations; and,

WHEREAS, 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, all Homeowners in the SHOA are bound by the current Bylaws and Covenants and Restrictions; and,

WHEREAS, Whereas some Homeowners are concerned about Golf Course Operations; and,

WHEREAS, the Board has determined the following standards for Golf Course Operations:

***Rights of Access and Parking. Each such Golf Course and its members (regardless of whether such members are Owners), employees, agents, contractors, or designers shall at all times have a right and nonexclusive easement of access and use over all roadways located within the Property as reasonably necessary to travel to and from any entrance within the Property to and from a Golf Course and, further, over those portions of the Property reasonably necessary to the operation, maintenance, repair, and replacement of such Golf Course and its facilities. Without limiting the generality of the foregoing, members of a Golf Course and permitted members of the public shall have the right to park their vehicles on the roadways within the Property at reasonable times before, during and after golf tournaments and other functions held at such Golf Course.

***Limitations on Amendments. In recognition of the fact that the provisions of this Article are for the benefit of any Golf Course, no amendment to this Article and no amendment in derogation of this Article to any other provisions of this Declaration may be made, without the written approval thereof by the owner(s) of any Golf Course. The foregoing shall not apply, however, to amendments made by Declarant.

Golf Cart Path Easement There may be golf cart path easements designated as such on one or more plats of the Property, or portions thereof, or in one or more Tract Declarations, which shall be used for golf cart paths, pedestrian walkways, maintenance and vehicle access, and

unhindered access between said paths and any Golf Course. Nothing shall be placed or maintained in any golf cart path easement which shall interfere with utilization thereof as a playable part of a Golf Course.

***Golf Balls, Disturbances and Nuisances. Each Owner understands and agrees that his, her or its Lot or Parcel is adjacent to or near one or more Golf Courses' and related facilities and that Golf Course related activities, including, without limitation, regular course play and tournaments, may be held within the Property. Each Owner acknowledges that the location of his, her or its Lot or Parcel within the Property may result in nuisances or hazards to persons and property on such Lot or Parcel as a result of normal Golf Course operations or as a result of such other resort-related activities. Each Owner covenants for itself, its successors and assigns that it shall assume all risks associated with such location, including, but not limited to, the risk of property damage or personal injury arising from stray golf balls or actions incidental to such resort-related activities and shall indemnify and hold harmless the Association, Declarant and any other developers from any liability, claims, or expenses, including attorneys' fees, arising from such property damage or personal injury. Each owner further covenants that the Association, Declarant and the Owner of any Golf Course shall have the right, in the nature of an easement, to subject all or any portion of the Property to nuisances incidental to the maintenance, operation, or Use of Golf Course(s), and to the carrying out of Golf Course-related activities. Notwithstanding the above, any Owner engaging in any Golf Course related activities shall respect neighboring properties in scheduling and holding such events so as not unreasonably to disturb Owners and Occupants of the neighboring property. Nothing in this section prevents an owner from seeking restitution from any person or persons who causes damage to their property.

***Golf Course Operation. Each Owner acknowledges that the operation and maintenance of Golf Courses within, near or adjacent to the Property may require that maintenance personnel and other workers required to operate and maintain Golf Courses will commence work relating to the operation and maintenance of Golf courses as early as 5:30 am. on a daily basis. Maintenance equipment such as lawn mowers, tractors, etc may start as early as 7:00 AM. In connection therewith, each Owner and occupant agrees that Declarant, and the owner or owners of all or any portion of Golf Course, and the employees, agents and contractors of Declarant and such owners, shall not be responsible or accountable for, and shall be held harmless from, any claims, causes of action, loss or liability arising in connection with or associated with any noise or inconvenience normally associated with operation and maintenance activities.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors the Board of Directors of the SHOA are indicating their desire to include these concepts in the upcoming revisions to the current or proposed Covenants and Restrictions.

The Savannahs at Sykes Creek Homeowners Association

RESOLUTION ACTION RECORD

Resolution Title: Relating to Golf Course Operations until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

Resolution No. 2022 - 03

Pertaining: GOLF COURSE OPERATIONS

Duly adopted at a meeting of the Board of Directors held: _____

Motion by: _____ Seconded by: _____

	VOTE:			
	YES	NO	ABSTAIN	ABSENT
Bill Will, President	_____	_____	_____	_____
Paul Ballman, Vice President	_____	_____	_____	_____
Greg Ogorek, Treasurer	_____	_____	_____	_____
Chris Davis, Secretary	_____	_____	_____	_____
(vacant), Director	_____	_____	_____	_____

ATTEST:

Secretary

Date

Resolution effective date: _____