



Board Meeting Minutes  
Clubhouse  
April 25, 2023  
7:00 PM

**Call to Order:** Bill Will called the meeting to order at 7:05 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:**

There are no minutes available for February 6, 2023.

***Bill Will made a motion to approve the March 21, 2023 minutes as presented. 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: Arve asked about the status of the algae treatments for the ponds. A: Paul Ballmann stated that ECOR has been hired and will begin the first week of May.

**Reports of Officers:**

- **Presidents Report:** Bill Will reported on the following:
  - **Personal Reimbursement for Joe Weeks:** (SEE EXHIBIT A) Bill Will stated that we will be reviewing and voting on this item during the Treasurer's report.
  - **Personal Reimbursement Policy:** (SEE EXHIBIT B) Bill Will stated that the attorney drafted a reimbursement policy for the Board and recommended that they vote to adopt it.

***Bill Will made a motion to accept the reimbursement policy as read by Bill Will. Greg Ogorek seconded the motion. Paul Ballmann was in favor. Chris Davis was opposed.***

Additional discussion was held concerning the motion on the floor.

***The motion was passed by majority vote.***

- **ARC Submissions:** Bill stated there were 7 applications, and all were approved. (SEE EXHIBIT C)

***Bill Will made a motion to approve the ARC applications as submitted in the report. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.***

- **Finance Committee:** Bill stated that Greg will go over this during the Treasurer's report.
- **Organizational Chart:** (SEE EXHIBIT D)

- **Cost to Association for February 21, 2023 Meeting:** The cost of this meeting including mailing and attorneys fees and costs was just under \$7,000.
- **Vice President's Report:** Paul Ballman reported the following:
  - **Plumbing Issues at the Clubhouse:** Paul reported that we have had a lot of ongoing problems with the plumbing. The plumbers have busted up both the mens and womens rooms downstairs. There was concrete in the lines, which were replaced. The issue remained, so they have continued scoping and repairing issues that have been identified. There are two areas in the pipes under the cart barn that are sagging, so we are replacing the pipe under the cart barn. We hope to have it completed by the end of the week.
  - **Air Conditioning Issues at the Clubhouse:** Paul reported that the AC is aging, and we will have to replace it. Paul met with 7 AC companies two weeks ago. Out of the 7, he has only received 2 quotes. One was for \$27k and one was for \$49k. Paul will continue to reach out to the other companies to obtain the bids.
- **Treasurer's Report:** Gregory Ogorek reported the following:
  - **Reimbursement Research, Verification and Vote:** Greg reported that all of the receipts and reimbursement requests were reviewed and verified. There were various items including: liquor purchases, FaceBook advertising fees, InMotion, Verizon services, Zoom, Google domains, a new bag rack for the Pro Shop, and some new equipment. The total amount due is \$10,365.22, minus cash back rewards of \$20.82, for a final reimbursement amount of \$10,344.40 for Joe Weeks. Greg is confident that the charges are legitimate, and have appropriate documentation. The reimbursement will be split into two separate checks, to be sure that the funds come from the appropriate accounts.

*Greg Ogorek made a motion to approve the reimbursement request to Joe Weeks in the amount of \$10,344.40. Bill Will seconded the motion, and the motion was passed unanimously by voice vote.*

- **HOA Budget:** (SEE EXHIBIT E) Gregory Ogorek went over the proposed budget for the HOA. We made a change adding the property taxes which were originally omitted.
- **Golf Course Budget:** Greg reported that we had to pay overdue invoices from 2022 in 2023 in the amount of approximately \$106,000. Greg stated that in the first 3 months of this year Erik has held steady in his budget. He has done a great job. (SEE EXHIBIT F)

*Greg Ogorek made a motion to approve the revised HOA and Golf Course Budgets for 2023 with the changes discussed. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.*

- **Bank Account Balances:** We ended March with account balances: HOA Operating \$157,600.87, HOA Reserve \$10,225.65, GC Operating \$84,528.99, Sales Tax \$7,746.84, both Alliance Accounts were closed out and the funds were in transit in between the month end reports.
- **Financial Reports:** (SEE EXHIBIT G) Greg reviewed the financial reports included in the packet, and answered questions from the owners.
- **HOA Assessment AR Aging Report:** Greg reported that most people have chosen to make the second half of their payment in June. We have \$109,000 still owed for 2023.
- **Secretary's Report:** No report at this time.

**Old Business:** None at this time.

**New Business:**

- **Policy Resolution Number 2023-004 Tree Requirement:** (SEE EXHIBIT H)

*Bill Will made a motion to adopt Resolution Number 2023-004 Tree Requirement. Paul Ballmann seconded the motion. Greg Ogorek was in favor. Chris Davis abstained. The motion was passed by majority voice vote.*

**Adjourn:** With no further business to discuss Bill Will adjourned the meeting at 8:15 PM.

**EXHIBIT A:**

The Savannahs at Sykes Creek Homeowners Association  
 Personal Reimbursement for Joe Weeks, HOA Board member  
 Validated & Processed April 2023

Vendor	Description	Invoice Date	Invoice Number	Charged Amount	Less Cashback	Net Amount
Coastal Bev-del'd	Bar-Beverage Control Inc.	10/6/22	1984003	\$ 122.50		\$ 122.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	9/30/22	1980730	\$ 281.25		\$ 281.25
Coastal Bev-del'd	Bar-Beverage Control Inc.	9/22/22	1978781	\$ 225.50		\$ 225.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	9/15/22	1976696	\$ 122.50		\$ 122.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	9/8/22	1974714	\$ 162.50		\$ 162.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	9/1/22	1971578	\$ 227.75		\$ 227.75
Coastal Bev-del'd	Bar-Beverage Control Inc.	8/25/22	1969651	\$ 275.25		\$ 275.25
Coastal Bev-del'd	Bar-Beverage Control Inc.	8/18/22	1967729	\$ 341.75		\$ 341.75
Coastal Bev-del'd	Bar-Beverage Control Inc.	8/11/22	1966327	\$ 397.25		\$ 397.25
Coastal Bev-del'd	Bar-Beverage Control Inc.	8/4/22	1963777	\$ 122.50		\$ 122.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	7/28/22	1960486	\$ 392.00		\$ 392.00
Coastal Bev-del'd	Bar-Beverage Control Inc.	7/21/22	1958565	\$ 122.50		\$ 122.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	7/14/22	1956551	\$ 122.50		\$ 122.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	7/7/22	1954727	\$ 170.00		\$ 170.00
Coastal Bev-del'd	Bar-Beverage Control Inc.	6/30/22	1951404	\$ 260.50		\$ 260.50
Coastal Bev-del'd	Bar-Beverage Control Inc.	6/23/22	1949315	\$ 145.00		\$ 145.00
Coastal Bev-del'd	Bar-Beverage Control Inc.	6/16/22	1947410	\$ 145.00		\$ 145.00
Coastal Bev-del'd	Bar-Beverage Control Inc.	6/14/22	1947197	\$ 336.00		\$ 336.00
Coastal Bev-del'd	Bar-Beverage Control Inc.	6/9/22	1945506	\$ 379.00		\$ 379.00
Coastal Bev-del'd	Bar-Beverage Control Inc.	6/2/22	1942273	\$ 97.50		\$ 97.50
META/Facebook	Advertising	6/8/22	5066884403425958-9914818	\$ 50.00		\$ 50.00
META/Facebook	Advertising	6/16/22	5155923037855420-9959427	\$ 12.57		\$ 12.57
META/Facebook	Advertising	7/10/22	5305898039524590-10110660	\$ 50.00		\$ 50.00
META/Facebook	Advertising	7/16/22	5192983154149410-10146601	\$ 9.54		\$ 9.54
META/Facebook	Advertising	8/8/22	5305889299525459-10299151	\$ 50.00		\$ 50.00
META/Facebook	Advertising	8/16/22	5331381316976263-10344185	\$ 11.89		\$ 11.89
META/Facebook	Advertising	9/8/22	5706500062797716-10488957	\$ 50.00		\$ 50.00
META/Facebook	Advertising	9/16/22	5438913162889746-10532815	\$ 11.99		\$ 11.99
META/Facebook	Advertising	10/10/22	5482214131892974-10689189	\$ 50.00		\$ 50.00
META/Facebook	Advertising	10/16/22	5813891732058548-10728525	\$ 9.67		\$ 9.67
META/Facebook	Advertising	11/8/22	5593454780768916-10891291	\$ 50.00		\$ 50.00
META/Facebook	Advertising	11/16/22	5586757551438631-10938437	\$ 11.83		\$ 11.83
META/Facebook	Advertising	12/9/22	5736269343154122-11103183	\$ 50.00		\$ 50.00
META/Facebook	Advertising	12/16/22	5609674925813567-11147034	\$ 10.06		\$ 10.06
META/Facebook	Advertising	1/9/23	5829685257145863-11314642	\$ 50.00		\$ 50.00
META/Facebook	Advertising	1/16/23	6087241581390227-11361264	\$ 11.64		\$ 11.64
META/Facebook	Advertising	2/8/23	5837218729725853-11526286	\$ 50.00		\$ 50.00
META/Facebook	Advertising	2/16/23	5878898028891253-11580838	\$ 11.89		\$ 11.89
META/Facebook	Advertising	3/12/23	5960050734109315-11772606	\$ 50.00		\$ 50.00
META/Facebook	Advertising	3/16/23	5953293921451666-11802540	\$ 5.63		\$ 5.63
Go Daddy	SSL certificate renewal	8/1/22	2277490369	\$ 94.99	\$ 0.95	\$ 94.04
Go Daddy	Linux + Microsoft 365 Bus Pro Renewal	8/26/22	2300394743	\$ 971.40	\$ 9.71	\$ 961.69
Go Daddy	Microsoft 365 Bus Pro Renewal	3/8/23	2497664315	\$ 191.88	\$ 1.92	\$ 189.96
InMotion	Backup-Additional 20GB blocks	3/24/23	414-1324337-i4	\$ 15.39	\$ 0.15	\$ 15.24
InMotion	Backup 1yr/WP Launch-Add'l 20GB blocks	3/24/23	414-1324337-i5	\$ 257.88	\$ 2.58	\$ 255.30
VERIZON	Golf Club Ipads-activation fee	05/8/22-06/7/22	8347165041	\$ 238.20		\$ 238.20
VERIZON	Golf Club Ipads-monthly fee	06/8/22-07/7/22	8360840793	\$ 60.30		\$ 60.30
VERIZON	Golf Club Ipads-monthly fee	07/8/22-08/7/22	8374568395	\$ 60.30		\$ 60.30
VERIZON	Golf Club Ipads-monthly fee	08/8/22-09/7/22	8388285734	\$ 60.30		\$ 60.30
VERIZON	Golf Club Ipads-monthly fee	09/8/22-10/7/22	8402043990	\$ 60.30		\$ 60.30
VERIZON	Golf Club Ipads-monthly fee	10/8/22-11/7/22	8415806715	\$ 60.30		\$ 60.30
VERIZON	Golf Club Ipads-mo. Fee+ incr'd surcharge	11/8/22-12/7/22	8429599301	\$ 64.32		\$ 64.32
VERIZON	Golf Club Ipads-mo. Fee+ incr'd surcharge	12/8/22-01/7/23	8443450905	\$ 64.32		\$ 64.32
VERIZON	Golf Club Ipads-mo. Fee+ incr'd surcharge	01/8/23-02/7/23	8457234819	\$ 64.32		\$ 64.32
Wittek Golf/P&W Golf	8' Grn/Blk Single Bag Rack-new	10/4/22	50122560	\$ 1,658.49		\$ 1,658.49
Everglades Eqpt Group	Item# 1201073-maint. Equip.	8/4/22	43263	\$ 836.17		\$ 836.17
ZOOM	Monthly-Stndrd Pro & Webinar 500 PROMO	6/11/22	152476569	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-Stndrd Pro & Webinar 500 PROMO	7/11/22	157026478	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-Stndrd Pro & Webinar 500 PROMO	8/11/22	161648392	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-Stndrd Pro & Webinar 500 PROMO	9/11/22	166167283	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-One Pro & Webinar 500 PROMO	10/11/22	170691614	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-One Pro & Webinar 500 PROMO	11/11/22	175136061	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-One Pro & Webinar 500 PROMO	12/12/22	179611676	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-One Pro & Webinar 500 PROMO	1/30/23	186492553	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-One Pro & Webinar 500 PROMO	2/13/23	188521686	\$ 54.99	\$ 0.55	\$ 54.44
ZOOM	Monthly-One Pro +\$1 incr & Webinar 500 PROMO	3/11/23	192596451	\$ 55.99	\$ 0.56	\$ 55.43

Total Requested	\$	10,365.22	
Less Credit Card Benefits			\$ 20.82
<b>Total Reimbursement</b>			<b>\$ 10,344.40</b>

## The Savannahs at Sykes Creek Homeowners' Association, Inc.

3915 Savannahs Trail  
Merritt Island, FL 32953

P.O. Box 1299  
Sharpes, FL 32959

### Board of Director Reimbursement Policy

The By-Laws of The Savannahs at Sykes Creek Homeowners' Association, Inc. in Article III, Section B 12 Compensation, provides in pertinent part that:

... any director may be reimbursed for expenses incurred on behalf of the Association upon approval of a majority of all of the other directors.

Given the above, the Board of Directors, by approval of this written policy, shall agree to approve reimbursement of out-of-pocket expenses up to \$ 500.00 per fiscal year per Board Member, provided the terms and conditions set forth herein are met.

Rather than incurring expenses which could otherwise be avoided, Board Members shall make every effort to utilize Association property and facilities to fulfill their role and responsibilities as Directors of the Association. Additionally, before ordering and/or procuring any products, materials and/or services, Directors shall contact the Association Manager and permit the Manager the opportunity to acquire same as the Association may: (1) have established vendors for same; (2) have specific accounts for same; and/or (3) may be able to acquire same at discounted prices.

#### **A. Director Reimbursement Process**

The following process shall be followed for Reimbursement.

- i) A Director seeking reimbursement for Association business expense(s) shall submit a properly completed Director Reimbursement Request Form, a copy of which is attached hereto, receipt(s) for the expenses and any other form(s) and/or document(s) required by the Association within thirty (30) days of incurring the expense(s); and
- ii) All Director Reimbursement Request Forms shall be reviewed for approval by the Board, with no Director permitted to review or approve his or her own request.

At no time should any use of personal funds, to acquire association goods or services, incur any discounts, cash back offers, or other monetary gain from the use of those funds per statute (cite). Any and all benefits from the use of personal funds shall be disclosed and those gains debited from any potential reimbursement paid to a director of the board.

**B. Reimbursement Approval and Criteria**

The Board shall consider and decide whether to approve any Director's Reimbursement Request Form. Advance approval is not required but may be sought by the Director. When considering approval of a request, the following factors may be considered.

- i) Whether the expense is directly related to official Association business and/or service as a Director of the Association; and does not include unrelated expenses;
- ii) Whether the expense is in accordance with this Policy and conform to any requirements imposed by the IRS and/or other regulatory agencies, as applicable;
- iii) Whether the expense is reasonable and necessary to the business of the Association and/or the Board;
- iv) Whether the expense is within any budgetary parameters established by the Board of Directors;
- v) Whether the expense is properly documented and retained in a format which may be reviewed by the Board;
- vi) Whether acceptable proof of payment for the expense has been submitted to the Board;
- vii) Whether the form attached hereto has been properly completed and signed certifying that the expense claimed was incurred in performance of the Director's Board duties and responsibilities; and
- viii) Whether the Director has submitted the expense claim(s) for reimbursement in a timely manner and in any event, as set forth above (e.g., within thirty (30) days of incurring the expense).

Adopted by The Savannahs at Sykes Creek Homeowners' Association, Inc., Board of Directors this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
President, The Savannahs at Sykes Creek Homeowners' Association, Inc.

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
Secretary, The Savannahs at Sykes Creek Homeowners' Association, Inc.

\_\_\_\_\_  
(Print Name)

**The Savannahs at Sykes Creek  
Homeowners' Association, Inc.**

3915 Savannahs Trail                              P.O. Box 1299  
Merritt Island, FL 32953                              Sharpes, FL 32959

**Director Reimbursement Request Form**

Director Name: \_\_\_\_\_

Date of Expense	Explanation of Expense	Amount	Budgeted Expense Y/N
<b>Total</b>		<b>\$</b>	

**Receipts / Proof of Payment Must Be Attached**

Signature: \_\_\_\_\_ Date submitted: \_\_\_\_\_

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

Payment Process Date: \_\_\_\_\_ Check #: \_\_\_\_\_

EXHIBIT C:



ARCHITECTURAL REVIEW COMMITTEE

2023 REQUEST LOG

DATE RECEIVED	REQUESTER	ADDRESS	TYPE OF REQUEST	DATE REVIEWED	DECISION	REQUESTER NOTIFIED BY
11/7/2022	Mark and Tina Willits	3955 Savannahs Trl	Pool	12/14/2022	APPROVED	EMAIL
3/6/2023	James & Lee Ann Perry	3640 Savannahs Trl	Driveway Repl. & Expansion	3/14/2023	APPROVED	EMAIL
2/26/2023	Barry & Diane Clemons	3195 Savannahs Trl	Fence Replacement	3/21/2023	APPROVED	EMAIL
3/28/2023	William Coulter	3100 Savannahs Trl	House Painting	3/29/2023	APPROVED	EMAIL
3/28/2023	Stan Bngelly & Pamela Shaia	3510 Sunset Ridge Dr.	TESLA SOLAR	3/29/2023	APPROVED	EMAIL
4/4/2023	Frances Miles	4225 Savannahs Trl	New Roof	4/4/2023	APPROVED	EMAIL





The Savannahs Homeowners Association  
Employee Organizational Chart

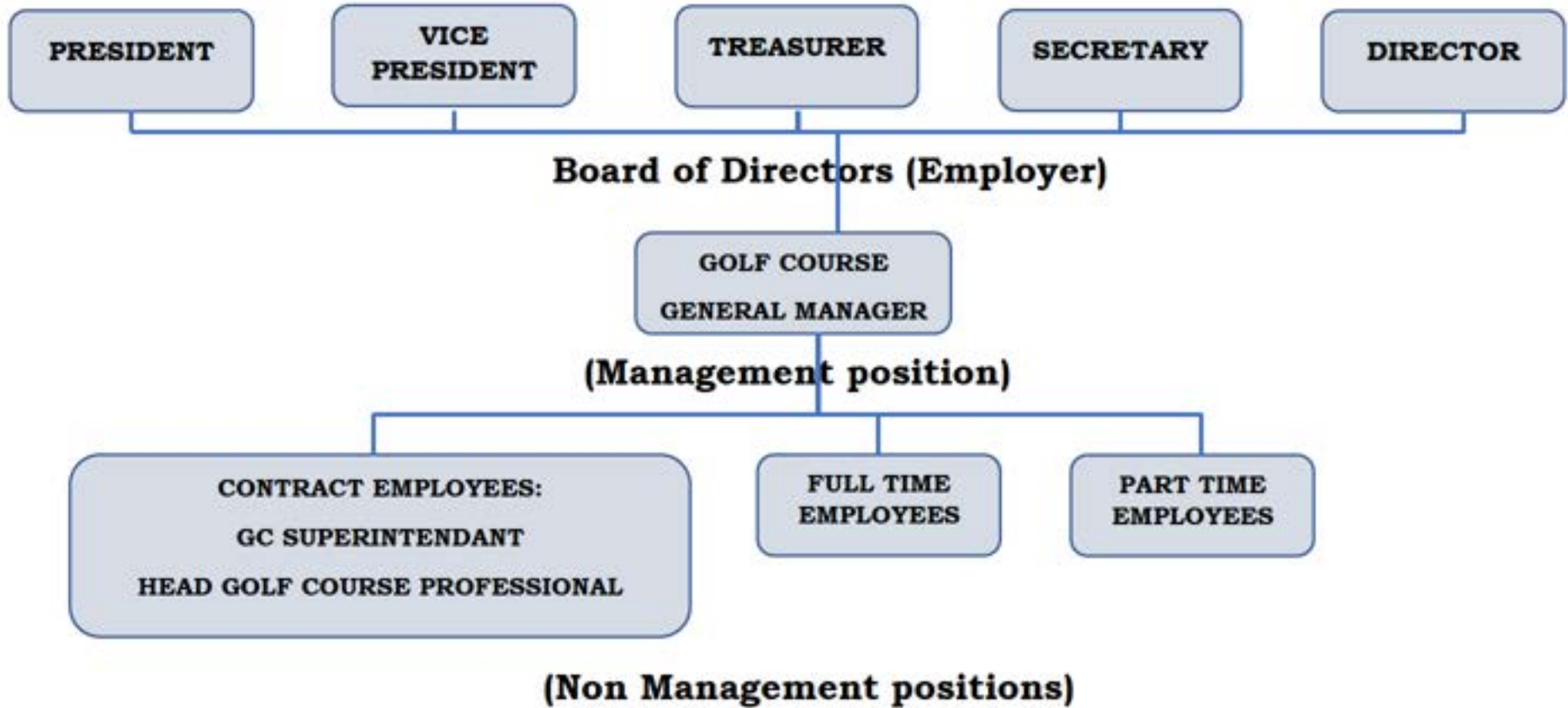


EXHIBIT E:

**SAVANNAHS AT SYKES CREEK HOMEOWNERS ASSOCIATION**  
**APPROVED 2023 BUDGET AMENDMENT (April 25, 2023)**  
**HOA OPERATIONS**  
**January 1, 2023 - December 31, 2023**

		<b>APPROVED 2023 BUDGET</b>	<b>PROPOSED 2023 AMENDMENT</b>
<b>INCOME</b>			
4100	HOA Assessments	\$ 403,200	\$ 400,400
4120	HOA Interest Income	\$ -	\$ -
4130	HOA Homeowners Capital Contributions	\$ -	\$ -
	<b>TOTAL INCOME</b>	<b>\$ 403,200</b>	<b>\$ 400,400</b>
<b>EXPENSE</b>			
5110	HOA Legal Fees	\$ 34,000	\$ 41,000
5120	HOA Accounting Fees	\$ 27,000	\$ 25,000
5130	HOA Bank Fees	\$ 1,700	\$ 1,000
5140	HOA Postage, Supplies & Copies	\$ 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	\$ -	\$ 450
5220	HOA CMTE Welcome Wagon Supplies	\$ 1,000	\$ 450
5230	HOA CMTE Events Supplies	\$ 4,000	\$ 450
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	\$ 1,700
5360	HOA Waterway Management	\$ -	\$ 17,600
5370	HOA Hog Management	\$ -	\$ 1,050
5380	HOA Lighting Electrical Repairs	\$ 1,250	\$ 1,050
5390	HOA Property Taxes	\$ -	\$ 30,500
5410	HOA Electricity - Common Areas	\$ 9,855	\$ 3,600
5500	HOA Reserves - Pooled	\$ 125,000	\$ 100,422
	<b>TOTAL EXPENSE</b>	<b>\$ 403,200</b>	<b>\$ 400,400</b>
	<b>ANNUAL NET</b>	<b>\$ 0</b>	<b>\$ 0</b>

EXHIBIT F:

SAVANNAHS AT SYKES CREEK HOMEOWNERS ASSOCIATION  
 APPROVED 2023 BUDGET AMENDMENT (April 25, 2023)  
 GOLF OPERATIONS  
 January 1, 2023 - December 31, 2023

	APPROVED 2023 BUDGET	PROPOSED 2023 AMENDMENT
<b>INCOME</b>		
4410 GC Membership Fees	\$ 35,735	\$ 54,800
4415 GC Savannahs Golf Assoc Dues	\$ -	\$ 200
4420 GC Green Fees	\$ 1,200,000	\$ 1,274,700
4430 GC Driving Range fees	\$ 62,574	\$ 77,750
4440 GC Golf Services Coaching / Training	\$ 25,000	\$ 25,000
4450 GC Golf Carts Rentals	\$ -	\$ 1,200
4460 GC Golf Equipment Rentals	\$ 18,537	\$ 19,000
4470 Food / Beverage	\$ 246,350	\$ 304,000
4475 Food / Beverage - Restaurant	\$ 94,750	\$ 100,000
4480 Event Services	\$ -	\$ -
4490 Pro Shop Retail - Hard Goods	\$ 100,225	\$ 113,888
4495 Pro Shop Retail - Soft Goods	\$ 42,850	\$ 46,250
<b>TOTAL INCOME</b>	<b>\$ 1,826,021</b>	<b>\$ 2,016,788</b>
<b>COST OF GOODS SOLD</b>		
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	\$ 136,800
6152 GC COGS - Food & Beverage Supplies	\$ 3,411	\$ 6,800
6155 GC COGS - Food & Beverage - Restaurant	\$ 80,538	\$ 86,500
6160 GC COGS - Merchant Fees	\$ 49,335	\$ 49,335
6170 GC COGS - All Over / Shorts	\$ 200	\$ 200
6180 GC COGS - Miscellaneous	\$ -	\$ -
<b>TOTAL COST OF GOOD SOLD</b>	<b>\$ 349,208</b>	<b>\$ 381,463</b>
<b>EXPENSE</b>		
6210 GC Bank Fees	\$ -	\$ 1,500
6215 GC Accounting Fees	\$ 24,000	\$ -
6220 GC Advertising & Marketing	\$ 10,000	\$ 9,250
6230 GC Insurance Expense	\$ 5,000	\$ 60,516
6240 GC Office Supplies	\$ 5,000	\$ 5,000
6250 GC Software License Fees	\$ 6,240	\$ 6,240
6260 GC Phone - TV - Internet	\$ 10,000	\$ 7,200
6270 GC Security / Safety	\$ 9,000	\$ 17,640
6280 GC Cleaning Services / Supplies	\$ 600	\$ 600
6285 GC Trash Service	\$ 10,000	\$ 6,600
6290 GC Miscellaneous Expenses	\$ 2,800	\$ 2,800
6310 GC Payroll & Benefits Expense - Other	\$ 645,000	\$ 870,000
6315 GC Payroll Taxes	\$ -	\$ -
6320 GC Payroll Processing Fees	\$ 4,500	\$ 5,020
6330 GC Professional Services-Training	\$ 5,000	\$ 5,000
6340 GC Permits / Licenses / Fees / Dues	\$ 12,000	\$ 12,000
6410 GC Utility Electric	\$ 2,000	\$ 43,000
6420 GC Utility Water	\$ 45,000	\$ 8,400
6430 GC Utility Gas	\$ -	\$ -
6510 GC Golf Cart Lease	\$ 147,756	\$ 82,000
6520 GC Kitchen Equipment / Coolers	\$ 7,500	\$ 7,500
6530 GC Small Tools / Equipment	\$ 30,000	\$ 6,000
6540 GC Fuel	\$ 23,800	\$ 17,976
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	\$ 13,200
6632 GC Chemical Sand & Seed	\$ 102,000	\$ 88,500
6633 GC Insect Control	\$ 2,000	\$ 2,000
6635 GC Maintenance Irrigation	\$ 15,000	\$ 8,400
6680 GC Building Repairs / Maintenance Other	\$ 45,000	\$ 1,200
6685 GC Clubhouse Grounds Maintenance	\$ 10,000	\$ 2,200
6700 GC Capitalized Purchases	\$ 2,000	\$ -
GC Legal Fees	\$ 6,000	\$ -
GC Alarm Monitoring	\$ 8,600	\$ -
GC County Taxes	\$ 60,000	\$ -
2022 Past Due Expenses	\$ -	\$ 106,987
<b>TOTAL EXPENSE</b>	<b>\$ 1,457,196</b>	<b>\$ 1,543,130</b>
<b>GROSS INCOME</b>	<b>\$ 1,476,813</b>	<b>\$ 1,635,325</b>
<b>NET INCOME</b>	<b>\$ 19,617</b>	<b>\$ 92,195</b>

## Savannahs at Sykes Creek

## Profit and Loss by Class

March 2023

	GC	HOA	TOTAL
<b>Income</b>			
4100 HOA Income			\$0.00
4120 HOA Interest Income		25.65	\$25.65
<b>Total 4100 HOA Income</b>		<b>25.65</b>	<b>\$25.65</b>
<b>4400 GC Income</b>			
4400 GC Income			\$0.00
4410 GC Membership Fees	2,314.82		\$2,314.82
4415 GC Savannahs Golf Assoc Dues	210.00		\$210.00
4420 GC Greens Fees	149,827.21		\$149,827.21
4430 GC Driving Range Fees	7,333.25		\$7,333.25
4440 GC Golf Services Coaching/Training	8,103.55		\$8,103.55
4450 GC Golf Cart Rentals	1,809.00		\$1,809.00
4460 GC Golf Equipment Rentals	2,470.00		\$2,470.00
4470 GC Food & Beverage	38,010.48		\$38,010.48
4480 GC Online Store (Stripe)	927.52		\$927.52
4490 GC Pro Shop Retail- Hard Goods	15,480.20		\$15,480.20
4495 GC Pro Shop Retail- Soft Goods	12,211.67		\$12,211.67
<b>Total 4400 GC Income</b>	<b>238,697.70</b>		<b>\$238,697.70</b>
<b>Total Income</b>	<b>\$238,697.70</b>	<b>\$25.65</b>	<b>\$238,723.35</b>
<b>Cost of Goods Sold</b>			
6110 GC COGS Pro Shop Hard Goods	4,816.19		\$4,816.19
6120 GC COGS Pro Shop Soft Goods	2,377.99		\$2,377.99
6150 GC COGS Food & Beverage	16,209.33		\$16,209.33
6152 GC COGS Food & Beverage Supplies	1,370.44		\$1,370.44
6160 GC COGS Merchant Fees	5,655.11		\$5,655.11
6170 GC COGS All Over/Shorts	-538.37		\$ -538.37
<b>Total Cost of Goods Sold</b>	<b>\$29,890.69</b>	<b>\$0.00</b>	<b>\$29,890.69</b>
<b>GROSS PROFIT</b>	<b>\$208,807.01</b>	<b>\$25.65</b>	<b>\$208,832.66</b>
<b>Expenses</b>			
5000 HOA Expense			\$0.00
5100 HOA G&A Expense			\$0.00
5110 HOA Legal Fees		21,990.43	\$21,990.43
5120 HOA Accounting Fees		57.50	\$57.50
5130 HOA Bank Fees		12.00	\$12.00
5140 HOA Postage, Supplies & Copies		947.56	\$947.56
5160 HOA Management Fees		4,350.00	\$4,350.00
5170 HOA Information Technology		292.88	\$292.88
<b>Total 5100 HOA G&amp;A Expense</b>		<b>27,650.37</b>	<b>\$27,650.37</b>

# Savannahs at Sykes Creek

## Profit and Loss by Class

March 2023

	GC	HOA	TOTAL
5300 HOA Grounds Expense			\$0.00
5310 HOA Grounds Maintenance		3,327.50	\$3,327.50
5320 HOA Clubhouse Facility Maintenance		18,079.93	\$18,079.93
5390 HOA Property Tax		355.43	\$355.43
<b>Total 5300 HOA Grounds Expense</b>		<b>21,762.86</b>	<b>\$21,762.86</b>
5400 HOA Utility Expense			\$0.00
5410 HOA Electric Utility Fees		203.11	\$203.11
<b>Total 5400 HOA Utility Expense</b>		<b>203.11</b>	<b>\$203.11</b>
<b>Total 5000 HOA Expense</b>		<b>49,616.34</b>	<b>\$49,616.34</b>
6000 GC Expense			\$0.00
6200 GC G&A Expense			\$0.00
6210 GC Bank Fees	206.20		\$206.20
6220 GC Advertising & Marketing	663.90		\$663.90
6230 GC Insurance Expense	5,330.49		\$5,330.49
6240 GC Office Supplies	583.31		\$583.31
6250 GC Software License Fees	249.53		\$249.53
6260 GC Communication - Phone/TV/Internet	616.70		\$616.70
6270 GC Security/Safety	1,290.42		\$1,290.42
6280 GC Cleaning Services/Supplies	293.57		\$293.57
6285 GC Trash Service	513.62		\$513.62
6290 GC Miscellaneous Expenses	2,594.47		\$2,594.47
<b>Total 6200 GC G&amp;A Expense</b>	<b>12,342.21</b>		<b>\$12,342.21</b>
6300 GC Human Resources			\$0.00
6310 GC Payroll & Benefits	95,912.52		\$95,912.52
6315 GC Payroll Taxes	16,582.12		\$16,582.12
6320 GC Payroll Processing Fees	365.25		\$365.25
6340 GC Permits/Licenses/Fees/Dues	557.11		\$557.11
<b>Total 6300 GC Human Resources</b>	<b>113,417.00</b>		<b>\$113,417.00</b>
6400 GC Utilities			\$0.00
6410 GC Utility Electric	3,909.61		\$3,909.61
6420 GC Utility Water	669.17		\$669.17
<b>Total 6400 GC Utilities</b>	<b>4,578.78</b>		<b>\$4,578.78</b>
6500 GC Course Operating Expense			\$0.00
6510 GC Golf Cart Lease	5,979.54		\$5,979.54
6520 GC Kitchen Equipment/Coolers	744.76		\$744.76
6530 GC Small Tools/Equipment	1,838.52		\$1,838.52
6540 GC Fuel	1,516.22		\$1,516.22
6550 GC Porta Potty	362.72		\$362.72
<b>Total 6500 GC Course Operating Expense</b>	<b>10,441.76</b>		<b>\$10,441.76</b>

# Savannahs at Sykes Creek

## Profit and Loss by Class

March 2023

	GC	HOA	TOTAL
6600 GC Course Maintenance Expense			\$0.00
6610 GC Maintenance Equipment Lease	18,820.19		\$18,820.19
6620 GC Maintenance Equipment Spare Parts	676.48		\$676.48
6630 GC Maintenance Course	42.79		\$42.79
6632 GC Chemical Sand & Seed	18,046.76		\$18,046.76
6633 GC Insect Control	208.85		\$208.85
6680 GC Clubhouse Building Maintenance	1,325.36		\$1,325.36
6685 GC Clubhouse Grounds Maintenance	564.63		\$564.63
<b>Total 6600 GC Course Maintenance Expense</b>	<b>39,685.06</b>		<b>\$39,685.06</b>
<b>Total 6000 GC Expense</b>	<b>180,464.81</b>		<b>\$180,464.81</b>
<b>Total Expenses</b>	<b>\$180,464.81</b>	<b>\$49,616.34</b>	<b>\$230,081.15</b>
NET OPERATING INCOME	<b>\$28,342.20</b>	<b>\$ -49,590.69</b>	<b>\$ -21,248.49</b>
NET INCOME	<b>\$28,342.20</b>	<b>\$ -49,590.69</b>	<b>\$ -21,248.49</b>

# The Savannahs at Sykes Creek Homeowners Association

POLICY RESOLUTION NUMBER 2023 - 04

**Relating to Golf Course Operations 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 Building Design and Specifications; and,

**WHEREAS**, the Board has determined the following standards for Building Design and Specifications:

Subsection g:

No construction of a single-family residence or addition shall be commenced without a landscape plan approved by the Board of Directors. Landscape and associated plans shall include irrigation of sodded and platted areas and use of Floratam sod or its successors where sod is used. Any cleared area shall be either planted and mulched or sodded. Preservation of natural plantings is encouraged. Landscaping shall include at least six (6) trees of eight foot (8’) height each, distributed upon the entire Lot. At least one of the trees must be a palm tree and at least one of the trees must not be a palm tree. A residence in violation of the tree requirement may request a waiver from the Board of Directors to gradually bring their residence into compliance over a period of time. Building elevations visible from the street shall be complemented by an acceptable planting of shrubbery (See Paragraph 3 regarding expenditures for landscaping). Air conditioners, pumps, swimming pool pumps, water treatment devices, propane storage tanks, and all other like fixtures shall be screened by approved fences and/or plantings.

**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 Building Design and Specifications until they can be incorporated into the restatement of Declaration of Covenants and Restrictions.

**Resolution No.** 2022 - 04

**Pertaining:** BUILDING DESIGN AND SPECIFICATIONS

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: \_\_\_\_\_