



Board Meeting Minutes
Clubhouse
May 30, 2023
7:00 PM

Call to Order: Bill Will called the meeting to order at 7:06 PM.

Quorum Established: Bill Will, Paul Ballmann, & Gregory Ogorek were present. Chris Davis was absent. 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 April 25, 2023 minutes as presented. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.

Reports of Officers:

- **Presidents Report:** Bill Will reported on the following:
 - **Employee Termination Social Media Rumor:** There was a recent post on Social Media that contained some false information. The correct information is that Bill, Greg, and a member of the HR committee met with JT, Kris, and Erik each separately, to explain that their current contracts are being honored until the expiration, but the contracts will not be renewed at the end of the terms.

Association Members Questions and Comments:

- Q: Jim from 2970 Savannahs Trail complimented the Board for looking into JT Foster's background. Wouldn't the falsification of documents negate any contracts? A: We asked the attorney the same question, and he said it does not. Q: Doesn't the contract require 2 signatures? A: That was an internal mishap. Q: There was no attorney review of the contract, isn't that required? A: The Board feels it should be.
- Q: Bill Coulter from 3100 Savannahs Trail asked how Joe Weeks got the authority to execute the contracts with one signature? A: Joe came to the Board last year, and explained that there were some small projects and things that needed to be done quickly. He asked the Board to sign authority to him, which they did. However, once they figured out what was actually happening, they rescinded it. Q: Did the attorney review the letter and OK it being mailed to the membership? A: Yes, the attorney ok'd the letter from JT Foster's attorney to be mailed out to the membership. Q: Why did we have electrical work done without a licensed electrician? A: Paul Ballmann stated that he spoke with JT, who confirmed that he had knowledge of the electrical work that needed done. He was asked to get vendors out to quote the work.

- Q: Janet Morana at 3315 Savannahs Trail asked why Taylor is bar manager living out of state, and why don't we find someone who lives in state to be the bar manager? What happened to the bulletin board at the exit, and why is the homeowner not allowed to do it anymore? A: The first question, Erik is the manager, and he would be the one to make that decision, so he would have to answer this question. The Board will ask Erik when he returns. Question 2, we asked for a key to the board to make a change, and asked Dorothy to put up some notices and holiday décor; and she stated that there was no key, and the lock was jammed.
- Q: Susan Smith from 4072 Sand Ridge Dr asked about the form Joe asked the Board to sign, and does the Board have a copy of the form? A: Bill stated that the email was deleted. He is trying to get it out of the thumb drive. Q: Do we have any existing policy stating who can sign contracts now? A: Not other than the ByLaws. Susan recommends we look into getting something in place. She would like the Board to consider that if they do away with the GM's contract, how would the HOA and GC stay separate? The Board stated that the job description would still state that he is responsible for the same tasks/responsibilities.
- Q: Andrew Cilenti from 3445 Sunset Ridge Dr stated that his understanding that Joe Weeks co-signed for JT's home in Cocoa Beach, which is a conflict of interest. Mr. Cilenti stated that this is a violation of law and should be pursued. He also brought an American flag that should be displayed at every meeting. He also stated that he is still having issues with the hogs.
- Q: Bruce Brownfield from 3670 Savannahs Trail asked to make sure that JT's attorney is not the same and/or related to our attorney. A: They are not, they are a different spelling.
 - **Potential Civil Suit:** Bill stated that the attorneys are reviewing the situation.
- **Topics Requested By Association Members:**
 - **Laptops Not Returned to HOA:** Bill reported that the attorney advised it would cost more money than it was worth to file a suit in small claims court. He asked the members present if they wanted the Board to pursue it in court. The members indicated they did not.
 - **Kelly Slater Golf Course Interest:** Paul Ballmann reported that he spoke with Kelly Slater's partner, and they are still waiting for any kind of communication regarding this.
 - **By-Laws and CCR Committee Re-Formed and Resuming:** Bill reported that they have officially started. The committee members are Ken Smith, Kurt Hopf, and Keith Lowe. They have started with where we left off when the pandemic hit.

Bill Will made a motion to accept the CCR Committee Charter as presented. Paul Ballmann seconded the motion, and the motion was passed unanimously by voice vote.

- **Welcome Committee Resuming:** The welcome committee is also being reassembled, and should be up and running soon.
- **Bonuses:** Bill reported that he was asked about bonuses for the employees. Bill Will stated that he believes we have paid out around \$15,000 in bonuses at the end of 2022. We will calculate the total and get back to the membership with that information.
- **Hurricane Planning:** Bill stated that we will put the hurricane shutters up. Larry Fitzgerald recommends that the GC does a "dry run" to see how long it takes and how much manpower it takes to put up the shutters. The Board will ask Erik to do a dry run to check that we have everything and the shutters fit properly.
- **Treasurer's Report:** Gregory Ogorek reported the following:
 - **Bank Account Balances:** We ended April with account balances: HOA Operating \$181,104, HOA Reserve \$20,903, GC Operating \$90,122, Sales Tax \$7,292, both Alliance Accounts were closed out. We collected \$6,218 in HOA dues, and there is approximately \$99,284 still to be collected. We had \$37,951 in expenses, most of which were standard monthly operating expenses. The most expensive was the plumbing

repair.

○ **Financial Reports:** (SEE EXHIBIT A) Greg reviewed the financial reports.

● **ARC Approval**

Greg Ogorek made a motion to approve the ARC applications for 4260, 4165, 4175, 4145, and 3395 Savannahs Trail. Paul Ballmann seconded the motion. Bill Will abstained. The motion passed by majority vote.

● **Secretary's Report:** No report at this time.

Old Business: None at this time.

New Business: None at this time.

Adjourn: With no further business to discuss Bill Will adjourned the meeting at 8:14 PM.

Savannahs at Sykes Creek Homeowners Association

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Treasurer Report

Financial Reporting

Bank balances, HOA Income, Aging, Expenses and Golf P&L

Ending Bank Balances

	JAN 2023	FEB 2023	MAR 2023	APR 2023
PNC SHOA Operating	\$60.06	\$202,848.73	\$157,600.87	\$181,104.28
PNC SHOA Reserve	-	\$10,200.00	\$10,225.65	\$20,903.29
PNC GC Operating	\$44,077.91	\$89,932.51	\$84,528.99	\$90,122.99
PNC GC Sales Tax	-	\$5,889.23	\$7,746.84	\$7,292.62
(Closed) Alliance SHOA Operating*	\$265,344.06	\$49,350.44	\$0	\$0
(Closed) Alliance SHOA Reserve*	\$10,416.71	\$10,634.58	\$0	\$0

Income & Expense HOA

	JAN 2023	FEB 2023	MAR 2023	APR 2023
Assessment Income	\$246,968	\$9,800	\$2,950	\$6,218
Assessment Remaining to Collect	\$127,102	\$119,948	\$109,298	\$99,284
Expense	\$38,900.58	\$6,450.30	\$49,616.34	\$37,951.62
SHOA Operating Balance	\$60.06	\$202,848.73	\$157,600.87	\$181,104.28

April 2023 Expense Highlights:

- Clubhouse Facility Maintenance \$18,849 – Sewer Repair

Profit & Loss Golf Course

	JAN 2023	FEB 2023	MAR 2023	APR 2023
Income	\$192,517.50	\$200,967.62	\$238,697.70	\$198,320.17
COGS	\$34,055.52	\$62,236.50	\$29,890.69	\$35,477.34
Gross Profit	\$158,511.98	\$138,731.12	\$208,807.01	\$162,842.78
Expense	\$123,881.47	\$129,376.78	\$180,464.81	\$127,053.25
Net Income	\$34,630.51	\$9,354.34	\$28,342.20	\$35,789.53

Budget Performance Golf Course

	APR 2023 Forecast	APR 2023 Actual	% Variance
Income	\$182,283	\$198,320	8.43%
COGS	\$33,362	\$35,477	6.15%
Gross Profit	\$148,921	\$162,843	8.93%
Expense	\$148,202	\$127,053	15.37%
Net Income	\$719	\$35,790	192.12%
Operating Cash	\$55,421	\$103,169	60.22%

END OF REPORT