



Board Meeting Minutes
Clubhouse
January 16, 2024
7:00 PM

Call to Order: Andrew Cilenti called the meeting to order at 7:03 PM.

Quorum Established: Andrew Cilenti, Steven Orciuolo, Taylor Whalen, Rick Baird and Gregory Ogorek were present. Renae Foster and Sharon Freeman from TCB Property Management were also in attendance.

Reports of Officers:

- **Presidents Report:** Andrew Cilenti thanked everyone for coming to the meeting. Andrew and Rick went down to meet with Poliakoff and Backer, the new HOA attorney. He also met with the people who run the wildlife preserve at the County office. In addition, he talked to the County about street signs and their current placement. Andrew reported that the judge dismissed with prejudice 3-4 of the 5 points in the lawsuit.
- **Vice Presidents Report:** Rick Baird reported that we took the proposed Bylaws to the new attorney to get his opinion in case they find anything we may missed. We also replaced the beverage cart. We are tracking the revenue through the cart to see if we would benefit from a second one. We also replaced the sprayer for the golf course, and two new mowers on lease. We want to put a rolling glass door to open the bar area to a covered patio.
- **Treasurer's Report:** Gregory Ogorek reported the following:
 - **Bank Account Balances:** We ended December with account balances: HOA Operating \$23,955 HOA Reserve \$21,322, GC Operating \$6,271, and GC Sales Tax \$34.
 - **Financial Reports:** (SEE EXHIBIT A) Greg reviewed the financial reports.
- **Secretary's Report:** Nothing to report.
- **Director's Report:** Nothing to report.

Old Business: None at this time.

New Business: None at this time.

Association Members Comments/Questions:

- Guillermo Cabiro from 3385 Savannahs Trail asked about the action item to get the equipment to remove the algae from the ponds. Andrew reported that this is still an action item, and they will be addressing it. Taylor spoke with ECOR who treats the ponds, and they stated that the ponds look good now because the weather is cooler and the algae isn't growing. If we don't do

something about it, when the summer comes around the algae will return. The goal is to address this once the peak season is over.

- Susan Smith from Sand Ridge recommended that the Board ask the new attorney about transitioning from Board to Board, as the transfer of knowledge, date, processes, etc. is important. Rick stated that the previous Board did provide a Zip drive and spent some time with Paul discussing the current issues/statuses.
- Bruce Brownfield from 3670 Savannahs Trail thanked the new Board for taking on the monumental task of sitting on the Board. He is concerned about the new attorney, new sprayer, and mower not being done at an open meeting with the HOA membership.
- Joe Moy from 3725 Savannahs Trail is a new resident looking for some guidance regarding the ARC Application. He submitted an ARC for a pool but has not heard anything. Andrew stated that he has three people ready to serve on the committee to be voted in this meeting.

Andrew Cilenti made a motion to appoint Kelly as the Chairperson of the ARC Committee. Rick Baird seconded the motion, and the motion was passed unanimously by voice vote.

Andrew Cilenti made a motion to appoint Steven Orciuolo and Stephanie Domingo to the ARC Committee. Taylor Whalen seconded the motion, and the motion was passed unanimously by voice vote.

Andrew Cilenti made a motion to ratify the decision to hire Polakoff and Backer as the new HOA Attorney. Steven Orciuolo seconded the motion, and the motion was passed unanimously by voice vote.

Greg stated that we are still looking for volunteers for any committees: ARC, Welcoming, Work, etc. Please reach out to the Board or TCB if you are interested in volunteering. Andrew said we will send out an email as well.

Adjourn: With no further business to discuss Andrew Cilenti adjourned the meeting at 7:58 PM.

Email the entire Board at once:

- BOD@thesavannahshoa.org

OR to reach individual BOD members:

- President@thesavannahshoa.org
- VicePresident@thesavannahshoa.org
- Treasurer@thesavannahshoa.org
- Secretary@thesavannahshoa.org
- Director@thesavannahshoa.org

Call the President - 321-349-9993

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

	OCT 2023	NOV 2023	DEC 2023
PNC SHOA Operating	\$45,984.31	\$37,406.84	\$23,955.22
PNC SHOA Savings	\$21,220.58	\$21,272.21	\$21,322.23
PNC GC Operating	\$19,921.92	\$32,351.67	\$6,271.78
PNC GC Sales Tax	\$241.83	\$276.97	\$34.86

Income & Expense HOA

	OCT 2023	NOV 2023	DEC 2023
Assessment Income	\$915	\$9,696	\$10,002
Assessment Remaining to Collect	\$29,400	\$21,878	\$12,560
Expense	\$36,503.79	\$52,453.16	\$18,889.70
SHOA Operating Balance	\$45,984.31	\$37,406.84	\$23,955.22

Profit & Loss Golf Course

	OCT 2023	NOV 2023	DEC 2023
Income	\$140,595.92	\$164,753.78	\$198,995.33
Cost of Goods Acquired	\$39,356.21	\$44,611.59	\$45,840.34
Gross Profit	\$101,239.71	\$120,142.19	\$153,154.99
Expense	\$113,189.86	\$117,807.06	\$116,110.73
Net Income	(\$11,950.15)	\$2,335.13	\$37,044.26

END OF REPORT