



Board Meeting Minutes
Clubhouse
March 19, 2024
7:00 PM

Call to Order: Andrew Cilenti called the meeting to order at 7:04 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.

Approval of Minutes from January: *Steven Orciuolo made a motion to approve the January minutes as presented. Greg Ogorek seconded the motion, and the motion was passed unanimously by voice vote.*

Reports of Officers:

- **Presidents Report**
 - **Hogs:** Andrew Cilenti reported that he discussed wild hogs with a County representative, who believes he needs a letter from the trapper stating he would not sue if he was injured and then he can set the traps.
- **Vice Presidents Report:**
 - **Lighting the Driving Range:** Rick Baird reported that he started looking into adding lighting on the driving range. They would be fully solar and will not be directed toward the homes. We are working with Erik to gather all of the information to decide if this is even feasible. We are still in the very preliminary stages of investigating this as an option, and the homeowners will be informed of any updates.
 - **Erik's Contract Status:** Rick stated that the Board, the attorney, and Erik are working in a positive direction on his contract renewal.
 - **Dolphin Park Status:** Rick and Erik have discussed re-doing the tennis courts, a potential covered pavilion, and pickle balls courts as a couple of options. Again, this is in the very preliminary stages, and we will be doing a lot more research and fully vetting this before anything moves forward.
 - **Certification Presentation:** Rick reported that all of the Board Members have their certifications on file, copies are in the office, and TCB has copies.
- **Treasurer's Report:** Gregory Ogorek reported the following:
 - **ProShop AC:** Greg reported that the Pro Shop AC unit failed on March 8th. We have received 4 quotes for replacement ranging from \$9,500 to almost \$13,000.

- **Assessment Collection Policy:** Greg Ogorek reported that we will restate the collection policy and then mail out to the homeowners before moving forward with collections starting April 1, 2024. Greg read the proposed collections policy. (SEE EXHIBIT A)

Greg Ogorek made a motion to adopt the collections policy as read to go into effect on April 1, 2024. Steve Orcuiolo seconded the motion, and the motion was passed unanimously by voice vote.

- **Bank Account Balances:** We ended February with account balances: HOA Operating \$261,573 HOA Reserve \$21,429, GC Operating \$63,188, and GC Sales Tax \$36.
- **Financial Reports:** (SEE EXHIBIT B) Greg reviewed the financial reports.
- **Secretary's Report:**
 - **ARC Approvals:** Steve Orcuiolo stated that there are several ARCs for approval:
 - 3720- Pavers
 - 4017- New Roof
 - 3970- Roof
 - 3960- Roof
 - 3845- Roof
 - 3725- Pool
 - 4090 - Paint
 - 4185 - Roof
- **Director's Report:**
 - **Landscaping Common Areas:** Taylor Whalen reported that Blue Bell Landscaping has been maintaining the common areas of the HOA. We are exploring the option of having the golf course take over the maintenance of these common areas. We have looked into purchasing the commercial equipment required to maintain these areas, at it would cost approximately \$6,000. We are paying Blue Bell Landscaping approximately \$12k to maintain this area, so we would recoup the cost of the equipment within 6-7 months.

Old Business: None at this time.

New Business:

Susan Smith thanked whoever put up a new swing at Dolphin Park. She was hoping someone would be willing to pressure wash.

Johnny Norris stated that he had a solicitor come to his home, and he would like a policy posted.

Mary Gibson asked the website to be updated. She would also like Erik to send notes from his Tee Time to post on the website.

Larry Fitzgerald asked about the discussion on a remote work force. Rick Baird responded regarding the employee who is working out of state. She is Erik's administrative assistant and works with TCB on an almost daily basis. The Board believes that Erik should be able to build his own team in the best way he can.

Bill Cabiro asked about the Board Re-Organization item on the agenda. Taylor stated that they had considered swapping positions, but that issue has been resolved, so we don't need to make any re-

organization.

Adjourn: *With no further business to discuss Rick Baird made a motion to adjourn the meeting at 8:05 PM. Steve Orcuiolo seconded the motion, and the motion was passed unanimously by voice vote.*

Savannahs at Sykes Creek Homeowners Association

Board Meeting – March 19, 2024

Treasurer Report

Clubhouse Pro Shop AC Unit

- Pro Shop AC unit failed March 8
- Clark Air refilled refrigerant to buy some time until a new unit could be installed
- Inside unit is 22 years old, almost twice the age of expected service
- Received 4 Quotes, all from reputable firms
- All quotes for 5 Ton unit, same size as current unit

Clubhouse Pro Shop AC Unit

- **Clark Air - "Trane" unit** **\$9,580**
- Cool Rays – "Heil" unit \$10,506
- Paradise Air – "York" unit \$11,900
- JMAK Cooling – "unnamed commercial" unit \$12,971

Assessment Collection Policy

- Restatement of our assessment collection policy
- Restated policy to be mailed to homeowners following BOD vote
- Restated policy will be initiated starting April 1, 2024

Collection Policy

Under authority of the association documents and the Board of Directors, the following Collection Policy shall be in effect for The Savannahs at Sykes Creek Homeowners Association, Inc. The association's management company shall administer this policy.

Assessment payments are due on the 1st day of each year. Payments may also be split into 2 equal payments due on January 1 and July 1 of each year. If a payment is not received within 15 days of the due date a statement shall be sent to the homeowner and will accrue interest at the highest legal rate.

If payment is not made within 60 days of due date, a "Notice of Late Assessment" shall be prepared and mailed by the association's management company in accordance with Florida Statutes and interest shall be charged at the maximum rate permitted by law per annum from the due date until paid.

If the outstanding balance related to the delinquent assessment is not paid within 30 days of the "Notice of Late Assessment", the association's management firm shall refer the homeowners account to the association's attorney for collections.

Pursuant to Florida law, the delinquent homeowner is ultimately responsible for the payment of the charges, costs and attorney's fees related to the collection of delinquent assessments. To the extent possible, management and the association's attorney will endeavor to collect these fees and costs from the homeowner as permitted by law.

The above collection policy and timeframes are intended to be a guideline and all actions are subject to administrative and processing delays. However, any deviation from this policy shall not constitute a waiver of any rights or remedies of the association in collecting amounts due. The association does not allow extended payment plans for delinquent account balances or waiver of late fees, interest, or collection costs.

Financial Reporting

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

Ending Bank Balances

	JAN 2024	FEB 2024
PNC SHOA Operating	\$151,511.21	\$161,573.46
PNC SHOA Savings	\$21,379.15	\$21,429.29
PNC GC Operating	\$48,770.28	\$63,188.05
PNC GC Sales Tax	\$68.32	\$36.49

Income & Expense HOA

	JAN 2024	FEB 2024
Assessment Income (2024)	\$160,250	\$50,325
Assessment Remaining to Collect (2024)	\$166,420	\$141,770
Expense	\$66,004.62	\$10,416.15

Profit & Loss Golf Course

	JAN 2024	FEB 2024
Income	\$199,002.69	\$224,917.21
Cost of Goods Acquired	\$55,932.81	\$62,317.28
Gross Profit	\$43,069.88	\$162,599.93
Expense	\$125,528.08	\$132,777.90
Net Income	\$17,541.80	\$29,852.03

END OF REPORT