

Minutes

Special Sawmill Homeowners Association Meeting

A Not For Profit Cooperation

DATE: May 1, 2024

CALLED TO ORDER BY NICKOLAS ESENWEIN 7:07 pm

PLACE Tom Ison Center

IN ATTENDANCE

Board Members:

President: Nicholas Esenwein
Vice President: Thom Ewing
Treasure: Joanne Adamo
Secretary: Donna Gatling
Member at Large: Deonarine (Dave) Bishunndat
Jody Fischer-HOA Management
Laura Keller

Homeowners:

Terri Williams, Bette Lenkowski, Sue Ewing, Anne Alexis, Curtis Thibodeaux, Shala Reitz, Joe Chinelly, Joseph Savoy, Anne and David Parker, Jennifer Moss, Ashley and Richard McCarthy, Mirbam DeJesus, Leon Lofgren, Diane Lofgren, Joel Keller and Diana Devendorf.

Before the meeting was called to order the board introduced themselves.

Quorum was then established after the meeting was called to order. Minutes for March 21st and March 25th minutes were approved as read unanimously.

Thom Ewing made a motion that the Treasurer-Joanne Adamo and president-Nicholas Esenwein will be signers on the check. It was 2nd Deonarine Bishundat. The motion passed unanimously.

The following names will be removed from the bank account- Howard Gross, Leslie Witthohn and Leon Lofgren.

It was asked if 2 signers had to be on the account. It was confirmed that this was a yes.

Current paint scheme was brought to the floor by the president Nicholas Esenwein. Nick asked if we wanted to do away with the paint scheme and propose a vote that homeowners can paint their houses any color but no neon or graphite. 2nd option -sticking with the colors but allowing mix and matching in regard to the trim and accent.

Diana Devendorf-5038 sawdust circle-stated she had an experience with the paint scheme-she said if no set colors residence will still paint bright colors and residence who did were made to paint again which was an extra cost. She stated some are not aware there is an HOA.

Jennifer Moss stated that if let the homeowners decide we may have to drive by each house after they painted a section to see if it is appropriate.

Thom Ewing made a motion to keep the scheme as outlined with Sherwin Williams but you can intermix the trim and accent. Deonarine Bishundat 2nd the motion. This was approved unanimously by the Board.

The Nickolas Esenwein then brought up contracts that are currently in place.

Laura Keller and Jody Fisher/from the management company were asked to discuss the management. She stated they were doing this for 12 years and only had issues from the residence the last few years.

Joanne Adamo stated she wants to change the management company since we are paying \$32,000 a year and get nothing in return.

Thom Ewing stated he has received negative feedback-people stated that they are tired are receiving notice about their i.e. grill being left out (as an example).

Nickolas Esenwein stated before making any changes we must have something in place first.

I agreed. For now, we need to leave as is-it is doubtful that we would find something that would be less. We would have to do lots of research before any change.

Jennifer Moss stated the association has contracts, but they have never received any invoices. We need to find out who has access to everything.

Curtis Thibodeaux stated we need to be careful what we do before we kick the current company out. Other subdivisions around us pay a lot more.

Nickolas Esenwein stated we will do full research before any decision is made. Transparency is essential.

Diana Lofgren said that the \$150 per year is reasonable and she does not see that any changes are needed. She said the fee being paid is reasonable for what the board does. She further noted that at the beginning of the HOA years ago they were told a dog park and a park for children would be included in the subdivision but now those lots have been sold.

Joe Chinelly-stated that billing may not be accurate. He stated all of us need be aware and not just a few people. Important information needs to be known to everyone if something is not correct. He said what we are trying to achieve with getting people together is great but reality this will not happen since there will probably only be a few participates.

There was no motion to change the management company.

LANDSCAPING COMPANY

What we are being charged appears to be appropriate. The amount paid for landscaping and pest control is reasonable. to review in regard to pest control, and other factors. He said landscaping which is, Active Environmental charges \$495 per month. Cost may increase if issues arise such as irrigation etc. but this would only be as needed. We pay \$368 for pest control, Florida's Finest Pest Control every 2 months.

Thom Ewing made a motion that we keep the same Landscaping and Joanne Adamo 2nd. The board agreed unanimously.

Joanne Adamo made a motion that we keep the same pest control. This was 2nd by Deonarine Bishundat. The board agreed unanimously.

Nickolas Esenwein asked about the attys fees—It was confirmed by the management company that we only pay if there are issues. We do not have to pay retainer's fee. If a person who files the complaint it will be their responsibility to pay the fee. Atty. Frank Ruggieri only charges us if we need him to do something for us such as updating anything.

Thom Ewing made a motion that we keep the same atty. It was seconded by Deonarine Bishundat. The board agreed and voted unanimously.

Nick stated he has read the HOA insurance policy, and no changes are needed.

Thom Ewing made a motion to keep the current insurance policy and it was seconded by Joanne Adamo and approved unanimously by the board.

Nickolas Esenwein asked about committees- we have a holiday committee, ARB committee, fining committee, community outreach. There used to be a landscaping committee and a newsletter. We will table discussing committees until June meeting.

Nickolas Esenwein discussed speed bumps that had been suggested and discussed in previous meetings. They would cost \$10,000 per the city-public works. Other options were given such as solar stop signs. Nick will do more research.

Jennifer Moss said she has a petition and has been collecting signatures by walking door to door and in asking homeowners during some of the meetings.

Joe Chinelly-check with the police to see if speed bumps etc. are making a difference in other areas/subdivisions.

Nickolas Esenwein brought up dog bag stations which has been requested by some homeowners. This will be reviewed and assessed.

Nickolas reminded us in regards to the park request, that the only common area in the subdivision is the island. People want a park but there's really no place to put it.

Joanne and Thom want the park in the island. I spoke up-it was not an appropriate area.

Diane Lofgren also stated it was not appropriate. People are not going to walk all the way to the front to bring their children.

It was further discussed that it would be a parking problem and insurance issue.

Joe Chinelly stated more community outreach should be done and that we also used to have community watch.

Curtis Thibodeaux-gave kudos to the HOA management company.

FUTURE MEETING DATES CONFIRMED AS ALREADY PLANNED:

JUNE 20, 2024 SEPTEMBER 19, 2024 AND DECEMBER 2, 2024-

Nicholas Esenwein adjourned the meeting at 8:34.

Submitted by: Donna Gatling

Donna Gatling
Secretary