

Sweetwater Creek Property Owners Association

Open Session Meeting Minutes

Date: April 16, 2024

Time: 7:00 PM

Location: Virtual Meeting via Zoom

Attendees: Mike Jordan, Art Haedake, Nikki Okiki, John Christian, and several community members

Absent: Chris Butler

Call to Order:

The meeting was called to order at 7:00 PM by Mike Jordan.

Old Business:

- **Approval of Minutes:** The minutes from last month's meeting were approved.
 - **Action Item:** Make sure that the minutes are posted to the website in a timely manner.
- **Financials:**
 - The March financials were reviewed. The POA was over budget in a couple of areas, including water utilities and legal fees.
 - The board is considering a dues increase for 2026.
 - **Action Item:** The board will continue to discuss a potential \$200 special assessment to cover the shortfall in reserve funds.
 - **Kiosk Repair:** The kiosk is still temporarily repaired.
 - **Action Item:** The board will contact a professional company to install a new post for the kiosk.
 - **Insurance:** The board is seeking competitive bids for insurance on assets like the gate.
 - **Gate Damage:**
 - There have been incidents of vehicles being damaged by the gate.
 - **Action Item:** Dennis will contact Accurate to inspect the gates.
 - **Action Item:** Dennis will get wordage and order "no tailgating" signs to be placed at the front of the community.
 - **Street Signs:** Some street signs need to be replaced.

- **Action Item:** Chris Butler will finalize this project this month.
- **Happy Hours:** The first happy hour was well-attended, and the board would like to continue having them monthly.
- **Action Item:** Community members can contact the board if they are interested in hosting. The next happy hour is tentatively scheduled for Cinco de Mayo.

New Business:

- **Dues Payments:** The board is considering whether to continue offering the option for bi-yearly dues payments. If offered, there may be an additional fee.
- **Board Vacancies:** There will be three vacancies on the board next year.
 - **Action Item:** The board will begin early solicitation for volunteers to serve on the board.
- **CPI Indexed Dues Increase:** The board is considering proposing a CPI indexed dues increase again for next year.
 - **Action Item:** The board will communicate the proposals for the annual meeting to the community and allow for comments and concerns.
- **Electronic Communication:** The board would like to switch to electronic communication with homeowners to reduce costs.
 - **Action Item:** The board will work to get homeowners to opt in to receive electronic communications.
- **Sweetwater Creek Silting Issue:** Hillsborough County Commissioner Harry Cohen and staff visited the neighborhood to look at the silting issue on the Sweetwater Creek side of the neighborhood.
 - **Action Item:** Hillsborough County needs to find a long-term solution to the silting issue.

Homeowner Questions and Concerns:

- **Website Updates:** A homeowner noted that the meeting minutes were not up to date on the website.
 - **Action Item:** Mike Jordan will look into the issue.
- **Facebook Page:** A homeowner asked about a Facebook page for neighborhood information.
 - **Action Item:** Instructions for joining the neighborhood Facebook page will be included in the newsletter.
- **For Sale Signs:** A homeowner inquired about the rules for for-sale signs.
 - **Action Item:** The newsletter will include the rules for for-sale signs.

Adjournment:

The meeting was adjourned at 7:44 PM.