

# Sweetwater Creek Property Owners Association

## 2025 Annual Meeting Minutes

**Date:** November 10, 2025

**Time:** 6:30 PM

**Location:** Town and Country Library

**7606 Paula Dr. Tampa FL 33615**

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### 1. Call to Order

The meeting was called to order

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### 2. Approval of Previous Minutes

A motion was made to waive the reading of the previous meeting minutes and accept them as published.

**Motion passed.**

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### 3. New Business

#### Neighborhood Speeding and Contractor Conduct

- Multiple members raised concerns about speeding by residents, delivery drivers, and contractors.
- Discussion included possible radar signs, speed tables, or community reminders. It was noted that the roads are private and speed limits are not enforceable by police.
- Board members recalled prior efforts to install speed bumps, which proved divisive.
- Consensus reached to:
  - Issue a **community reminder** about safe driving.
  - Add **contractor responsibility language** to the HOA's approval and website process—making homeowners responsible for their contractors' conduct and cleanup.

- **Explore forming a volunteer committee** in 2026 to study safety options and make recommendations.

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## 4. Legal Update

- A homeowner asked about the ongoing **lawsuit**.
- The board reported:
  - **Mediation scheduled for December 12, 2025.**
  - The association's insurance covers part of the attorney fees.
  - The HOA is the **defendant**; board members expressed confidence in the association's position.
  - No further details could be discussed due to active litigation.

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## 5. Voting and Amendments

Several amendments to the governing documents were presented and voted upon.

Amendment No.	Topic	Result	Vote Count
29	Annual dues increase to \$1,250; Capital contribution raised to max allowed by statute	<b>Passed</b>	47 Yes / 10 No
39	Rental policy: minimum lease 1 year; clarify 5% rental limit and waiting list rules	<b>Passed</b>	46 Yes / 8 No
44	Automatic annual dues increases tied to CPI	<b>Failed</b>	36 Yes / 21 No
Sec.2	Board member term lengths (staggered terms)	<b>Passed</b>	47 Yes / 9 No
Article 6	Allow electronic/video attendance at meetings	<b>Passed</b>	53 Yes / 4 No

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## 6. Election of Board Members

- **John Christian** and **Mike Jordan** were **re-elected to the Board**.
  - **Two current members—Nikki Okiki and Art Haedike—**will continue their terms.
  - The Board will solicit community volunteers to fill **one remaining vacancy** via an email announcement.
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## 7. Communications and Directory

- A member requested an updated neighborhood contact directory.
  - The board advised that due to **privacy regulations**, personal contact information can only be published with **explicit homeowner consent**.
  - The last directory was published around **2019**; any new directory will require **opt-in authorization**.
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## 8. Electronic Communications

- The Board requested that residents complete the **Electronic Communication Consent Form** to allow HOA documents and notices to be sent by email instead of postal mail.
  - This change is voluntary but will significantly reduce mailing costs.
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## 9. Adjournment

The meeting adjourned following closing remarks and acknowledgment of outgoing Board Member **Chris Butler** for his service and community involvement.

# **Sweetwater Creek Property Owners Association**

## **Board of Directors – Executive Session Minutes**

**Date:** November 10, 2025

**Time:** Immediately following the Annual Meeting

**Location:** Town and Country Library

**7606 Paula Dr. Tampa FL 33615**

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### **1. Call to Order**

*The newly elected Board of Directors convened for an organizational session following adjournment of the Annual Meeting.*

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### **2. Election of Officers**

*The Board discussed and established officer positions for the upcoming term.*

- **President:** Mike Jordan
- **Vice President:** John Christen
- **Secretary:** Art Haedike
- **Treasurer:** Nikki Okicki (provisional appointment until a permanent Treasurer is confirmed)

*The Board discussed inviting **Steve [Last Name not specified]**, a community member and accountant, to assume the **Treasurer** position, pending his consent.*

**Motion:** To approve the officer slate as presented.

**Result:** Motion carried unanimously.

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### **3. Meeting Schedule**

- The Board agreed to **continue meeting on the second Tuesday of each month at 7:00 PM.**
- Members acknowledged this schedule worked well during the prior year.

- *The meeting time accommodates members' family schedules, and electronic attendance will remain an option if needed.*
  - *The Board will set the **annual meeting date** early each year to allow for proper community notification and planning.*
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#### **4. Other Business**

- *Discussion confirmed that early communication of meeting dates and amendment proposals had been well received by homeowners and improved participation.*
  - *No additional new business was raised.*
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#### **5. Adjournment**

*With no further business, the meeting was **adjourned**.*

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***Respectfully submitted,***

*Secretary, Sweetwater Creek Property Owners Association*

*Date: November 11, 2025*