

Sweetwater Creek Property Owners Association

Board of Directors – General Session Minutes

Date: March 10, 2026

Time: 7:02 PM

Location: Virtual (Zoom)

Call to Order

The General Session of the Board meeting was called to order at **7:02 PM**. A **quorum was confirmed** with all Board members present.

Approval of Prior Meeting Minutes

A motion was made and seconded to **waive the reading of the previous meeting minutes and approve them as posted online**.

Vote:

All in favor – Motion passed.

Financial Report

The Board reviewed the **February financial statements**.

Key points:

- Financial performance is **generally in line with the approved budget**.
- The primary budget variance continues to be **legal expenses related to ongoing litigation**.
- The Association currently has **nine homeowners who have not paid 2026 dues** and **three homeowners who have partially paid**.
- The Board confirmed that collection procedures are being followed in accordance with

governing documents.

Reserve Fund

- The reserve fund balance is approximately **\$198,000**.
 - Additional reserve contributions this year may bring the balance close to the **\$250,000 FDIC insurance limit**.
 - The Board will review whether reserve funds should be **distributed across multiple accounts** to remain fully insured.
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Old Business

Community Social Events

Upcoming neighborhood events were announced:

- **St. Patrick's Day gathering** hosted by Mike and Marie McElroy – **March 20**
- **Neighborhood Happy Hour** hosted by Garth and Stephanie Aravelo – **April 10**

Additional volunteers for future social events are welcomed.

Entrance Maintenance Project

The Board continues to work with the property manager to obtain bids for **maintenance and repainting of the community entrance**, including:

- Entrance wall
- Columns
- Gates
- Minor stucco repairs

Two bids have been received and are currently under review. Additional estimates may be requested before a final decision is made.

Litigation Update

The Board confirmed that the Association remains involved in **ongoing litigation with a**

homeowner.

Due to legal requirements and attorney guidance:

- Specific details cannot be discussed in the public meeting.
 - The Board confirmed that the Association is **following legal counsel's recommendations** and believes its actions were consistent with governing documents.
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New Business

Signage in Yards

The Board addressed questions regarding signage within the community.

Key points:

- **Commercial advertising signs** placed in yards by contractors (e.g., roofing or service companies) **are not permitted under the governing documents.**
- **Real estate signs** remain permitted but must comply with size restrictions outlined in the deed restrictions.
- The requirement that real estate signs be a specific color has previously been removed.

Homeowners are encouraged to notify the Board if prohibited signage is observed.

Streetlight Maintenance

A resident asked about reporting a malfunctioning streetlight.

The Board confirmed:

- Streetlights are maintained by **TECO.**
 - Residents can report outages by providing the **pole number listed on the light pole.**
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Homeowner Comments

One homeowner attended the meeting and expressed appreciation for learning about neighborhood activities. No additional concerns were raised.

Next Meeting

The Board agreed that a meeting in April is likely unnecessary unless required for legal matters.

The **next regular Board meeting** is scheduled for:

May 12, 2026

Adjournment

A motion was made and seconded to adjourn the meeting.

Meeting adjourned.
