

April 10th, 2024, Sweetwood Estates HOA's Annual Meeting Minutes

Meeting called to order at 7:07pm

Quorum Met- Attendees and Proxies = 69

Introduction of Officers: Dave welcomed everyone from the neighborhood and thanked them for coming to the Annual Meeting.

Dave and Martha introduced themselves and expressed that this would be the last year they would be seeking re-election. Dave serving 7 years and Martha serving 9 years.

Owners seeking positions on our HOA Board of Directors were introduced: Jaime Stafford, Jeremy Pedersen, Mike Vance, and Joy Wolf.

Minutes of 2023 Annual HOA Meeting accepted by motion, second and vote.

Presidents Report: Dave Heaton stressed the importance of knowing our By-Laws and Rules and Regulations. Reminded owners that they can find this information on our website.

Dave spoke regarding the "Quiet Zones". Due to the Brightline and the freight trains legally having to blow their horns passing through intersections. The noise has disrupted many homeowners in the last year. Dave and Martha went to a City Council meeting and spoke about the effects the train noise has on our community. They found that the City of Melbourne is already working on a plan to eliminate as much noise as possible for our neighborhood while still maintaining safety at railroad crossings.

Vice Presidents Report: Martha Heaton thanked the homeowners for their diligence with keeping their lawns and homes looking nice. She reiterated that when each homeowner takes pride in their home, the whole neighborhood looks great.

Treasurers' Report: Raquel Pinter presented attendees with copies of our 2024 Annual Budget. Raquel announced to the homeowners that the HOA will be accepting electronic payments with Zelle app soon. Raquel introduced the new yearly HOA Fee which will be \$178.00. Raquel explained to homeowners recent cost saving measures the board has taken to save the HOA homeowners around \$800 yearly.

(The copies are attached to this document)

Attendees unanimously voted to approve the 2024 budget.

Secretary's Report: Amanda Pedersen spoke about the recent November 2023 newsletter. Amanda encouraged any homeowners having suggestions for additions to the next newsletter to please reach out. Amanda also proposed a Sweetwood Homeowners Facebook page or something similar be created for the Homeowners to feel closer connected to one another after hearing a suggestion from an HOA member.

Member At Large: Kim Vance spoke about taking the time this past year to rejuvenate the entrance of the Sweetwood Estates with solar powered lights. Kim also planned to continue to decorate the entrance signs for Holidays. Kim suggested taking a day in the future to clean out some of the old foliage and plant new fresh plants to bring life back into the entrances.

Yard of the Month: Mary Jo Strah gave a favorable report about the care most homeowners take of their properties. She reminded that there is a \$25 dollar gift card for those who win the Yard of the Month award. She also reminded people that the Christmas Decorations award also comes with a gift card award.

Arc Report: Dave Heaton stressed the value of homeowners following the HOA Rules and Regulations. Non-compliance letters go out to all who need to be reminded. Dave also reminded homeowners of the importance of filling out an ARC form before starting any projects. Dave reiterated that when homeowners were having professional companies come to do work at their property that the homeowners remove any commercial sale signs that they may put up in the yard.

Old Business: The home of 3072 Sweet Oak has continued to be a major issue for the neighborhood. Many homeowners do not feel that it is safe to have a vacant house in the neighborhood due to people trespassing in the yard or the neighbors' yards around the vacant home. Dave explained that the Sweetwood Estates HOA board has reached out to city compliance and code enforcement many times and the homeowner is paying her taxes and her HOA dues. The lien imposed upon the property is currently the only enforcement the HOA has at this time.

A few homeowners spoke out about their frustrations with the home. A homeowner suggesting getting local news involved hoping that the negative publicity would force the City of Melbourne to see that a structure in this much disrepair would warrant being condemned for the safety of all. Other homeowners spoke out about reaching out to Melbourne engineers to get the house condemned because there are holes in the roof. President Dave noted that each homeowner has the complete right to find solutions to the vacant house problem and the Board will support them with their efforts to the best of its ability.

Questions from the Floor:

What service do we get for the pond? *Raquel explained ECOR comes and does maintenance for algae.*

How much money is in the HOA Savings Account? \$ 14,024.62

Why do we have insurance? *Martha explained our HOA needs insurance because of the risks involved with property maintenance and liability concerns in any neighborhood with a*

homeowner's association. It is also there to provide legal insurance for members of the board.

Is there anything that the HOA could do about the street lines when homeowners turn left into the neighborhood from Parkway Drive? (at night it is difficult to see) *Dave believes that it is a city issue, and we would need to talk to the city regarding this concern to see if they would be able to put up another light or better markings on the road.*

Election of Officers:

Slate- Dave Heaton, Martha Heaton, Kim Vance, Amanda Pedersen, Raquel Pinter, Joy Wolf, Jaime Stafford, Mike Vance, Jeremy Pedersen.

Election Results- Dave Heaton, Martha Heaton, Kim Vance, Amanda Pedersen, Raquel Pinter, Joy Wolf, Jaime Stafford, Mike Vance, Jeremy Pedersen.

The afore listed are the new 2024 Sweetwood Estates HOA Board Members.

Meeting Adjourned at 8:05pm

Respectfully Submitted by Amanda Pedersen