

**SAEHOA ANNUAL MEETING MINUTES
DECEMBER 2, 2018
COMMUNITY HALL (ROOMS 4 & 5)**

PLEDGE OF ALLIGEIENCE

ROLL CALL (Michelle Snell, acting Secretary)

PRESENT: Denise Gill (President), Michelle Snell (Director), Bob Lochte (Director), John Clarkin (Vice President)

ABSENT: Joanne Kerr (Secretary), Barbara Gocek (Treasurer), Fred Lofland (Director)

MEMBERSHIP QUORUM confirmed with 129 mail-in votes received.

CALL TO ORDER motion made by Bob Harris, seconded by Don Johnson. Meeting called to order at 2:04PM by President Denise Gill.

PRESIDENT'S REPORT (Denise Gill)

- Welcomed new community members
- Explanation of Member Meeting vs. Board of Director Meeting
- Community highlights: Neighborhood Communications Award, increased positive feedback from current residents, successful reinstatement of Tax Exempt Status with IRS, increased number of home sales and positive feedback of realtors
- Thank you to all board members

SECRETARY'S REPORT (Michelle Snell, acting Secretary)

- 2017 Annual Meeting minutes were posted online and printed for members to review at this year's meeting. No corrections were suggested, motion to accept made by Jeff Stevenson, seconded by Diane Loffler, 2017 minutes unanimously accepted.

TREASURER'S REPORT (Denise Gill)

- Explanation of itemized categories, Administrative fees and Estopple income.

Beginning Balance	\$8,586.48
Total Income	\$5,105.00
Total Expenditures	\$6,194.41
Ending Balance	\$7,497.07
- 2019 Budget reviewed, minor changes made in individual categories with no overall increase. Yearly Audit to be performed in the next 60 days.

ARC REPORT (Chuck Fleming)

- Written report submitted to Board reviewed
- Chuck stated that the ARC Committee does not look for or act on any violation unless reported by a resident. The committee looks to Hillsborough County as its main resource.

WELCOMING COMMITTEE (Jean Johnson)

- 24 new members welcomed in 2018
- Explanation of welcome packet and gift provided by Jean.

SOCIAL COMMITTEE (Michelle Snell)

- Pot Luck get togethers have been successful
- Looking for ideas for new activities to promote community comradery

OLD BUSINESS

- Please keep lampposts lit, reminder to replace bulbs
- Irrigation- our community is too small for commercial, need to hire plumber for meters to be placed, budget discussed and will be modified as needed when work is completed
- By-laws committee formed, community input sought, presentation made at special meeting

NEW BUSINESS

- Request for volunteers to help with annual budget audit. Pete Diefenbacher and Jeff Stephanz selected.
- Tax Exempt status was reinstated and all fines were paid in full
- Community relations: description of one very negative incident, please try to be considerate and respectful of neighbors, if problems arise please try to work things in a civil manner. Bring problems to Board of Directors.
- Security Cameras at the front entrance do not appear to be a viable option for crime deterrence in the neighborhood. Suggestions made to let neighbors know if you will be away from home, always lock doors of home and vehicles, BE AWARE and report suspicious people/cars/activites.
- The ARC committee's purpose is to keep the neighborhood neat and property values as high as possible. The committee does not look for violations unless they have been reported to the committee. The ARC committee should not be used as a way to get back at neighbors with whom you have disagreements.

ELECTION RESULTS

- All by-laws may only be changed and/or passed with a minimum of 66% of total votes cast, all by-laws proposed were passed.
- All covenants may only be changed and/or passed with a minimum of 50% of total votes cast, all proposed covenants were passed.
- Board members voted in: Bob Lochte, Pam Viner, Michelle Snell

MEMBERSHIP COMMENTS

- Art Leavitt brought up the 2 sections of sidewalk in disrepair, concerned about resident safety. Hillsborough county says that the Golf Course is responsible for maintaining the sidewalks, Golf Course has been contacted and is looking into repair. Be sure to report any areas of concern.
- Art Leavitt suggested using Estoppel fees income to help cover the cost of pressure washing the sidewalks.
- Shirley Harris brought up that many residents do not have names on their lampposts. She finds it helpful to know who lives where throughout the neighborhood. Someone mentioned that Ace Hardware has the hardware available.
- Jim Grannon had questions regarding the breakdown for the 2019 potluck/social/welcoming budget.
- Shirley Harris complemented the decorations at the entrance which were donated to HOA.
- Bob Harris asked about additional contributions made to HOA over and above the annual dues.
- Question from membership concerning fee to register changes to by-laws and covenants. Denise confirmed there is a fee.
- Plumbing recommendation from Jeff Stevenson – Leto Plumbing/ask for Steve.

ADJOURNMENT motion was made by Kate Lochte, seconded by Jeff Stevenson, meeting adjourned by Denise Gill at 3:05PM.