

**SAEHOA ANNUAL MEETING MINUTES
DECEMBER 10, 2023 1pm
Caper Room, Community Hall, Central Campus**

PLEDGE OF ALLIGIENCE

ROLL CALL – Jim Kerr (Secretary)

PRESENT: Jinny Hurley (President), Bob Lochte (VP), Jim Kerr (Secretary), Barbara Gocek (Treasurer), Don Johnson (Director), Tami Mondy (Director), Jan Kendall (Director). 7 BOD present.

CALL TO ORDER - Meeting called to order at 1:05 p.m. by President.

PRESIDENT’S REPORT – Review of 2023. Report on sidewalk weed removal project by HOA.

SECRETARY’S REPORT

2022 Annual Meeting minutes posted on website for members to review. A printed copy of the minutes read by secretary. Motion to accept made and seconded by 2 members. 2022 minutes unanimously accepted.

TREASURER’S REPORT – Report issued by Treasurer. Beginning balance as of January 1, 2023 was \$18,914.12. Income was \$5,765.00 consisting of member dues and estoppel payments. Total expenses was \$11,169.57. Ending balance as of November 30, 2023 is \$13,509.55.

ARC REPORT

Annual report- 21 concerns addressed. 1 member is outstanding with dues and/or fees. 2023 had 15 home improvements approved. Four (4) complaints deemed not valid. One (1) complaint that was followed up with a certified letter of non-compliance. Issue was eventually corrected.

ESTOPPEL REPORT - 21 estoppels received for 2023.

WELCOMING COMMITTEE

21 new households were welcomed to SAE in 2023.

SOCIAL COMMITTEE

Social activities for 2023 consisted of 2 Spring and Fall Pot Lucks and 2 yard sales-Spring and Fall.

WEBSITE

Website volunteer reported pics of 2023 Fall Pot Luck and Yard Sale now posted. All 2024 future meetings and social events posted.

OLD BUSINESS

Treasurer's Audit 2022 – members who audited 2022 financial records in February 2023 reported all credits and debits balanced.

NEW BUSINESS

Treasurer's Audit – 2 members volunteered to perform 2023 financial audit: Diane Blackwell and Kelly Hughes. They will schedule a time to meet within 60 days of the beginning of 2024.

Sidewalk Weed removal – Board member reported Hillsborough County surveyed and marked some of the sidewalks in SAE. BOD voted in November to hire (one time) a weed eliminator for all SAE sidewalks and gutters. Homeowners are responsible for upkeep of their own sidewalks and gutters going forward. Contractor was hired and successfully removed all weeds from sidewalks within SAE.

ELECTION RESULTS

Board members voted in by the membership: Jinny Hurley (95 votes), Barbara Gocek (89 votes), and Pat Knoblock (99 votes). 5 write-ins not elected. Votes counted by 2 volunteer members.

MEMBERSHIP COMMENTS

- Member brought up the estoppel process holding up his home sale. Member failed to recognize his not understanding the Bylaws and Covenants and that it is the homeowner who ultimately is responsible for ensuring their home is in compliance with the governing documents.
- Member asked if a homeowner could seek pre-sale inspection of their property so that the estoppel process moved quickly. Denise Gill (Estoppel and ARC) gave out her contact data and said she would be happy to review property for Bylaw and Covenant compliance if contacted.

ADJOURNMENT motion made and seconded was made 2 members.
Meeting adjourned by President at 2:12 PM.

Minutes submitted by Secretary, Jim Kerr 12/16/23.