

April 10th, 2025, Sweetwood Estates HOA's Annual Meeting Minutes

Meeting called to order at 7:01pm.

Quorum Met- Attendee and Proxies = 58

Introduction of Officers: Jaime welcomed everyone from the neighborhood and thanked for them coming to the Annual Meeting. She offered that any new homeowners to stand to be recognized.

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

Minutes of 2024 Annual HOA Meeting accepted by motion, second and vote.

Presidents Reports: Jaime spoke on the initiatives from the past year.

When the neighborhood was built, the city did not properly extend pipelines from the pond to the back streets, leading to flooding that has caused damage to the homeowners. Jaime updated the homeowners that she has been working diligently over the past year to have the city extend and pay for the pipelines in the neighborhood to reduce flooding. She has been successful with her attempts and the city does plan to extend the pipelines. However, there is no timeline for when the city will start the project.

Regarding the abandoned house on lot 62. Jaime updated the homeowners that she has reached out multiple times to the city of Melbourne to help resolve the issue. The city has informed Jaime that because the homeowners pay taxes, pay HOA fee, and keep the lawn trimmed, there is not much else they can do. Lot 62 is on the list of abandoned homes that the city does plan to demolish, but once again there is no timeline for that.

Jaime updated the homeowners that the city will not be able to put in a streetlight on the south side of the north entrance of the neighborhood. They were open to painting a safety strip on the curb to help reduce incidents. However, they do not have a timeline. They need to make sure the paint job lines up with any other street repair jobs.

Jaime was excited to announce the new community boards around the neighborhood and encouraged homeowners to use them. She also encouraged people to join the Sweetwood Estates Facebook page.

Treasurers' Report: Raquel presented attendees with copies of our 2025 Annual Budget. Updated the homeowners that for the fiscal year ending December 31, 2024, the HOA operated under budget, meeting all community needs while maintaining financial discipline.

- Total Revenue: \$22,047
- Total Expenses: \$18,675

Raquel was happy to announce that there will be no increase in the annual assessments for 2025. The annual assessment will remain \$178 per household.

(The copies of the budget are attached to this document)

Attendees unanimously voted to approve the 2025 budget

Arc Report: Mike encouraged homeowners to submit their Arc Forms electronically. He explained that it is more cost effective, saving stamps. Also, he will be able to get back to the homeowners in a timelier manner.

48 ARC forms were completed- new roofs, tree maintenance, and house paint.

16 Non-compliance forms were delivered

Member-at-Large- Joy updated the homeowners on the new Rules and Regulations Committee. The committee made up of board members and homeowners have been working for the last few months to draft more specific and updated rules to supplement the current covenants and by-laws. She also asked any homeowners for their input prior to drafting the final document to be presented to a lawyer before being implemented.

Questions from the Floor: Homeowners want to know if there is anything that can be done regarding the train noise. The trains blow their horns during “quiet” hours often and they are very disruptive. A homeowner (Linda) said that she has been reaching out to the mayor of Melbourne- Paul Alfrey. His response is that for the trains to no longer blow their horns, the crossing poles will be to be extended to block more of the train tracks. However, that is a federal decision, not a state decision. The board encouraged homeowners to continue to reach out to the Mayor and Melbourne City Engineers.

Election of Officers:

Slate- Amanda Pedersen, Raquel Rogers Pinter, Joy Wolf, Jaime Stafford, Mike Vance, and Lynn Humphreys

Election Results- Amanda Pedersen, Raquel Rogers Pinter, Joy Wolf, Jaime Stafford, Mike Vance, and Lynn Humphreys

The afore listed are the new 2025 Sweetwood Estates HOA Board Members.

Meeting Adjourned at 7:36 pm

Respectfully Submitted by Amanda Pedersen