

**SAEHOA ANNUAL MEETING MINUTES**  
**DECEMBER 08, 2024 12:56 pm**  
**Eberhardt Room, Central Campus**

**PLEDGE OF ALLIGENCE – Jinny Hurley**

**ROLL CALL – Jinny Hurley**

PRESENT: Jinny Hurley (President), Barbara Gocek (Treasurer), Don Johnson (Director)

**CALL TO ORDER** - Meeting called to order at 12:56 p.m. by President.

**PRESIDENT'S REPORT** – Review of 2024.

**SECRETARY'S REPORT**

2023 Annual Meeting minutes were posted on the website for members to review. A printed copy of the minutes read by the President. Motion to accept made and seconded by 2 members. 2023 minutes unanimously accepted by homeowners present.

**TREASURER'S REPORT** – Report issued by Treasurer. Beginning balance as of January 1, 2024, was \$18,782.39. Income was \$6,441.25 consisting of member dues and estoppel payments. Total expenses were \$13,677.57. Ending balance as of November 30, 2024, was \$11,546.07.

**ARC REPORT**

Annual report- 39 concerns or requests were addressed. One (1) complaint that was followed up with a certified letter of non-compliance and refused acceptance by homeowner. Issue was eventually corrected.

**ESTOPPEL REPORT** – 20 estoppels received for 2024.

**WELCOMING COMMITTEE**

Approximately 20 new households were welcomed into SAEHOA in 2024. Six (6) of them are currently on hold for welcoming due to various reasons but will be addressed shortly.

**SOCIAL COMMITTEE**

Social activities for 2024 consisted of the Spring and Fall Potlucks and two (2) community yard sales - Spring and Fall.

**WEBSITE**

Website is up to date. All 2024 events were posted to the site. All 2025 dates as known have been posted.

**OLD BUSINESS**

**Treasurer's Audit 2023** – members who audited 2023 financial records in February 2024 reported all credits and debits balanced.

**Board Members** - Reminder that all Board Members need to take four (4) CE Courses as the State of Florida requires. Board Members will pay for it and be reimbursed by the Treasurer.

**NEW BUSINESS**

**Treasurer's Audit** – One (1) member (Robin Rogovin) volunteered to perform 2024 financial audit: One more additional volunteer will be needed. They will schedule a time to meet within 60 days of the beginning of 2024.

## **ELECTION RESULTS**

Board members voted in by the membership: Richard Rogovin (74 votes) and Jim Kersey (72 votes). Votes were counted by 3 volunteer members (Denise Gill, Eloise Schwarz, and Carl Schwarz).

Bylaw Section 4.6.F – Schedule of Non-Compliance Fees was voted in as approved by homeowners. Total Ballots received – 111. Yes were 88 (79.28%), No were 23 (20.72%). Need for approval – 74 votes.

## **MEMBERSHIP COMMENTS**

- It was requested by a homeowner to conduct a palm tree cutting day event earlier in the year (Feb. or Mar). David Schmidt of Brockfield Dr handles the coordination of this event for the HOA. An e-mail will come out shortly on the dates and prices.
- President made a statement to the HOA body that they should ensure that all their contact information (e-mails and phone numbers) is up to date with the Secretary.
- Denise Gill wanted to remind the HOA body that Doug Gill is still fixing everything up front (electric, water, lighting) at no cost other than the actual supplies.

**ADJOURNMENT** motion made and seconded was made 2 members.  
Meeting adjourned by President at 1:58 PM.

Minutes submitted by President, Jinny Hurley 01/28/2025.