

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

PLEDGE OF ALLIGIENCE – 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.