

DRAFT
SAEHOA ANNUAL MEETING MINUTES
DECEMBER 14, 2025 1:05 PM
Florida Room, Central Campus

PLEDGE OF ALLIGIENCE – Jinny Hurley

ROLL CALL – Jinny Hurley

PRESENT: Jinny Hurley (President), Tami Mondy (Vice President), Jim Kerr (Secretary), Barbara Gocek (Treasurer), Rick Rogovan (Director). Absent: Jim Kersey (Director) and Jan Kendall (Director)

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

PRESIDENT’S REPORT – Review of 2025 read by President. This was the same report sent out to all homeowners with their ballot and dues notice.

SECRETARY’S REPORT

2024 Annual Meeting minutes were posted on the website for members to review. A printed copy of the minutes read by the Secretary. Motion to accept made and seconded by 2 members. 2024 minutes unanimously accepted by homeowners present.

TREASURER’S REPORT – Report issued by Treasurer. Beginning balance as of January 1, 2025, was \$16,597.26. Ending balance as of November 30, 2025, was \$10,056.42.

ARC REPORT

Annual report- 61 concerns or requests were addressed. Fencing – 11, Home Alteration – 7, Parking on grass -1, Unauthorized political sign -1, Unauthorized realty signs -2, Unauthorized trailer on property -3, Weeds and grass issues – 36.

ESTOPPEL REPORT – 19 estoppels received for 2025. 14 processed, 5 cancelled. Total revenue - \$1,125

WELCOMING COMMITTEE

Approximately 14 new households were welcomed into SAEHOA in 2025.

SOCIAL COMMITTEE

- Spring and Fall.

Social activities for 2025 consisted of the Spring and Fall Potlucks and two (2) community yard sales

WEBSITE

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

OLD BUSINESS

Treasurer’s Audit 2025 – members who audited 2024 financial records in February 2025 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 – Two (2) members (Robin Rogovin and Deb Keene) volunteered to perform the 2025 financial audit. This will be scheduled within the first 60 days of 2026.

ELECTION RESULTS

Board members voted in by the membership: Tami Mondy (87 votes), Jan Kendall (74 votes) and Denise Gill (62 votes). Votes were counted by 4 volunteer members (Lynn Dickson as Election Chair Joan Harmon, Kelly Hughes and Sigrid Leavitt).

MEMBERSHIP COMMENTS

- One homeowner complained about the state of the sidewalks being pitted along Stoneham Drive. Some of the adjacent roadway along the same stretch has numerous potholes in it.

Meeting adjourned by President at 1:58 PM.

Minutes submitted by Secretary, Jim Kerr 01/28/2025.