

2016 Saddlebag Creek Ranches Homeowners' Association Board of Directors Meeting

Date: Wednesday, April 06, 2016
 Location: Cohen Residence
 Time: 7:00 PM

	Present	Absent
Board of Directors: Dave Cohen, President/Treasurer	x	
Mike Dobbs, Secretary	x	
Jack Duich	x	
Ronnie Edwards	x	
Jerry Hall		x

Other Attendees: Richard Apati

Minutes of Meeting:

1. Election Results: New Board of Directors were elected on March 28, 2016. The new directors are Dave Cohen, Jack Duich, Mike Dobbs, Ronnie Edwards and Jerry Hall.
2. The Directors appointed positions amongst themselves. The assigned positions are:
 Dave Cohen, President & Treasurer
 Mike Dobbs, Secretary
 Jack Duich, Landscape/Neighborhood Beautification
 Ronnie Edwards, Architectural Review, Point of contact for code enforcement
 Jerry Hall, *unassigned due to absence*
3. Contact information for the new Board of Directors are:
 Dave Cohen:
 Jack Duich: jduich@outlook.com, 561-542-9151
 Mike Dobbs: mike.dobbs@apelectric.com, 941-685-8105
 Ronnie Edwards: jendenali@aol.com, 941-219-8703
 Jerry Hall: 941-323-1665
4. Discussion ensued regarding checks and balances for paying bills. It was decided that only one signature was required on any check, however two board members (Dave Cohen & Jack Duich) shall review and approve all expenditures.
5. Public records shall be updated with new Directors. Secretary shall contact/update public records on sunbiz.org.
6. Richard Apati noted that we need to get new signatures on file with Suntrust Bank.
7. The Board of Directors shall meet regularly on a quarterly basis or as needed to handle urgent issues.
8. Discussion ensued regarding creating committees and to involve homeowners for each committee. Committees to be formed are:
 Landscape/Neighborhood Beautification Committee
 Architectural Review Committee
 Finance Committee
 Code Enforcement Committee
9. There are two outstanding issues requiring attention:

- a. An out-building submission for review.
 1. The Board discussed the roof shall be changed from a metal roof to a shingle roof so as to match the primary residence.
 2. The Board suggests painting all other elements of the out-building to remain in harmony with the primary residence.
 3. The Board suggests to modify the geometry of the roof structure to a gable roof in lieu of a gambrel roof to remain in harmony with the primary residence.
 4. The Secretary shall draft a letter of written authorization to the lot owner with stipulations.
- b. A fence installed on an equestrian easement.
 1. The location of the fence is a hazard for equestrian riders and the trail cannot be mowed due to the fence location.
 2. There was a variance given to the lot owner to allow for the constructability of a primary residence due to the challenges of buildable area on the lot. This variance dealt with the frontal setback from the road. No encroachments upon easements were discussed nor approved by prior Boards.
 3. The lot owner does not reside within Saddlebag Creek Ranches, therefore the Secretary shall notify the lot owner in writing mandating compliance to the 15ft equestrian trail easement.
10. Discussion regarding the road's (Saddlebag Trail & High Oaks Trail) structural integrity ensued. There are areas in the center of the roads in multiple locations where pooling is occurring as well as erosion is occurring along the perimeter of the roads. The Directors agreed that corrective measures are necessary.
11. The Board discussed the ineffective drainage swales and agreed that corrective measures are necessary. Hiring a contractor or utilizing skilled homeowners to make the modifications is being considered. Elevations from the original drainage maps shall be obtained to restore to the swales to original design values for optimal performance.
12. The next Board of Directors meeting is scheduled for April 20, 2016 at 7pm at the Duich residence.
13. The meeting was adjourned at 9:00 pm.