

## Saddlebag Creek Ranches HOA Board of Directors Meeting

**Meeting Date:** Tuesday, 8 February 2022

**Directors in Attendance:** Jack Duich, Jim Moore, Jeff Sherman, Tim Strausbaugh

**Others in Attendance:** Lance & Patti Couture, Rene Burke, Regis Champ

**Next Board Meeting:** Tuesday, 12 April 2022

1. Meeting began at 7:05 pm.
2. Reading of the meeting minutes from the 21 December board meeting.
3. **Financials Review:** Review of bank statements. Review and co-signing of paid invoices (including property tax bill, lawn maintenance, pond maintenance, FPL, stamps)
  - a. Seven homeowners are in arrears of HOA dues (6 for 1 year and 1 homeowner for 2 years)
    - i. Late fees and penalties have been assessed.
    - ii. Discussion of the Board's other options.
    - iii. **Action Item:**
      1. Jeff to talk to HOA attorney and acquire escalation documents.
  - b. Financials to be shared at the Annual HOA Membership Meeting.
    - i. **Action Item:**
      1. Jack to ask Dave Ferguson to create a proforma budget.
4. **Community Yard Sale:**
  - a. Saturday, 5 March 2022
  - b. Board will provide \$200 budget
  - c. Rose Riggle has taken charge of this event
  - d. **Action Item:**
    - i. Tim to contact Rose regarding signs for the event
5. **Front Entrance Signs:**
  - a. The two wooden Saddlebag Creek Ranches signs are falling apart and need to be replaced.
  - b. Discussion tabled until the next meeting
  - c. **Action Item:**
    - i. Jack to research sign companies to get quotes
6. **General Business:**
  - a. **Annual Meeting:** Discussion of date and agenda for Annual Meeting in May 2022 (financials, budgets, projects, dues, etc.).
    - i. Tentative Date for Annual Meeting: **10 May 2022**
    - ii. Discussion of ballots and distribution methods (email and surface mailings)
    - iii. **Action Item:**
      1. Jeff Sherman will be in charge of the election preparation
  - b. **Estoppel Fees:** The Board agreed to follow the estoppel fees established by the state of Florida
    - i. The Board approved an amount of \$200 per estoppel
  - c. **DOT:** Double yellow lines on SR70 outside entrance
    - i. Jack previously sent request for double yellow lines re-painted, extend the lines past the entrance on both sides, and "No Passing" signs requested on either side of entrance
    - ii. **Action Item:**
      1. Jack to request "T" intersection sign.
  - d. Discussion of one homeowner's berm and drainage issues on their property and how to mitigate
    - i. **Action Item:**
      1. Jack to contact Steve Appel to get map for the ponds in the subdivision
  - e. Discussion of swale culvert issues reported by Tim Strausbaugh
    - i. **Action Item:**
      1. Jim Moore to look at the issue and follow up with the company that did the work, if needed

- f. Sprinkler System valve issues reported by Tim Strausbaugh
  - i. **Action Item:**
    - 1. Tim and Jim to see if they can fix the issues.

- 7. **Next Board Meeting:** Tuesday, 12 April 2022
- 8. **Annual Meeting:** Tuesday, 10 May 2022 (tentative)
- 9. Meeting adjourned at 8:38 pm.