

Saddlebag Creek Ranches HOA Board of Directors Meeting

Meeting Date: Tuesday, 31 March 2026

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

Others in Attendance for BOD Meeting: Lance & Patti Couture

Next Board Meeting: Tuesday, 19 May 2026

1. **Meeting began at 7:08 pm.**
2. **Financials Review**
 - a. Review of invoices (including FPL; PO Box renewal; book of stamps; annual Florida corporation report; landscaping invoice from Tim Strausbaugh for sprinkler system parts, sprinkler pump, and mulch).
 - i. Board agreed to pay Jack \$500 for his work clearing 4 stumps from the swales with his tractor.
 - b. Review of HOA bank statements.
 - i. \$30,000 in checking account.
 - ii. \$176,000 in money market account.
 1. **Action Item:**
 - a. Jack will move \$10,000 from checking account to the money market account.
 - c. There are five homeowners that continue to be late payers for HOA dues.
 - d. One homeowner has not paid their HOA dues for four years, nor any of the accrued interest.
 - i. **Action Item:**
 1. Jack will be sending a notice of late assessment and move forward with having lawyer issue a lien against this homeowner.
3. **New Business**
 - a. One homeowner needs to fix his damaged wooden fence.
 - i. **Action Item:**
 1. Jack to contact the homeowner about fixing their damaged fence.
 - b. Another homeowner needs to remove or replace their four dead palm trees that are in their easement.
 - i. **Action Item:**
 1. Jack to contact the homeowner about either removing or replacing the dead palm trees.
 - c. A suggestion was made by one homeowner to enhance our entrance monument to look more like the entrance monument at Rosedale Country Club on SR 70.
 - i. The Board agreed that the monument doesn't need maintenance at this time. At such time when maintenance is required, the board will consider additional improvements to the entrance monument.
 - d. This is Jeff Sherman's last BOD meeting since he has sold his house and is moving out of the neighborhood.
4. **Landscaping**
 - a. Tim and Jim fixed the broken sprinkler heads and the broken pump.
 - b. Jack cleared 4 stumps from the swales with his tractor.
5. **Next Board Meeting:** Tuesday, 19 May 2026
6. **Meeting adjourned at 8:04 pm.**