

**Sparkling Waters Homeowners Association (SWHA)
Board of Directors (BOD) Meeting
February 10, 2022**

Participants:

Barry Graham, President
John Totty, Vice President
Alicia Graham, Secretary/Treasurer
John Stinson, Director-at-Large

1. Meeting conducted via Zoom video conference and commenced at 7:00PM CT.
2. Agenda:
 - a. Brief proposed 2022-2023 budget for both the association and for the docking facility
 - b. Plan/approved Spring Work Day
3. Alicia Graham briefed financial report for both the HOA and for the dock accounts per attached slides.
 - a. BOD approved proposed agenda for the April 3rd, 2022 annual meeting as indicated in the attached slides.
 - b. BOD voted to recommend proposed budget at the April 3rd, 2022 annual meeting
 - c. BOD voted to retain slip fees at \$493.59 for slip without lifts and \$498.59 for slips with lifts (\$5 power usage fee for the year).
 - d. BOD approved 26 March 2022 workday to continue replacement of old deck boards, and landscaping.
4. Near term activities: lock rekeying, new roof for gazebo, Fall or Spring picnic? BOD recommended to bring discussion of lock rekeying and when to do a picnic forward to the full membership meeting on April 3rd, 2022.
5. BOD meeting adjourned at 7:45PM CT.

Minutes as recorded by:

Alicia Graham, SWHA Secretary/Treasurer

Approved by:

Barry Graham, SWHA President

Attachment: BoDMeetingCharts20220210v2.pptx

BOARD OF DIRECTORS MEETING FEBRUARY 10, 2022

Sparkling Waters Homeowner's Association

AGENDA

- Approve Annual Meeting (April 3, 2022) Agenda
- Discuss next year's proposed budget
- Approve 2022 Budgets
- Approve date for next Spring Work Day
- New Business (if time allows)

PROPOSED ANNUAL MEETING AGENDA

- Update on Assoc activities
- Near term activities: lock rekeying, new roof for gazebo, Fall or Spring picnic?
- Financial report
- New Business
- Voting Issues
- Next meeting

VOTE ON ANNUAL MEETING AGENDA

- Questions or comments from Directors
- Questions or comments from Members
- On the question of adopting the proposed Agenda for the SWHA Annual Meeting the Directors vote:
 - President Barry Graham
 - Vice President John Totty
 - Secretary/Treasurer Alicia Graham
 - Director at Large John Stinson

FINANCIAL REPORT

Alicia Graham
Secretary/Treasurer

MAIN INVESTMENT ACCT AS OF JAN 31, 2022 (GOAL - \$250K)

RAYMOND JAMES®

December 31, 2021 to January 31, 2022

Sparkling Waters Home Owners Assn Account Summary

Brokerage

Account

Closing Value \$157,285.27

SPARKLING WATERS HOME OWNERS ASSN
552 SHIMMERING LN
MARY ESTHER FL 32569-3422527

SCOTT FINKLER

Raymond James & Associates

34851 EMERALD COAST PKWY | STE 200 | DESTIN, FL 32541 | (888) 317-8956 | (850) 269-8026

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Raymond James Capital Access Client Services | 800-759-9797

24 hours a day, 7 days a week, including holidays

Online Account Access | raymondjames.com/clientaccess

Account Purpose

Provide income with an aggressive risk tolerance and a 10 to 20 year time horizon.

Activity

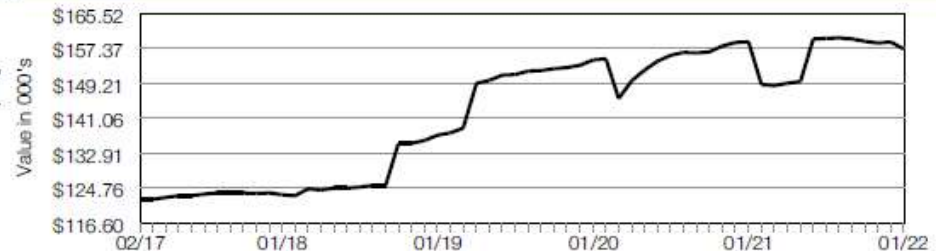
	This Statement		Year to Date	
Beginning Balance	\$	158,931.98	\$	158,931.98
Deposits	\$	0.00	\$	0.00
Income	\$	220.95	\$	220.95
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(1,867.66)	\$	(1,867.66)
Ending Balance	\$	157,285.27	\$	157,285.27

Dollar-Weighted Performance

See Understanding Your Statement for important information about these calculations.

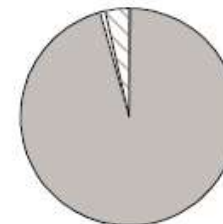
Performance	YTD	2021	2020
Inception			
11/02/15	(1.04)%	0.11%	3.44%

Value Over Time



Asset Allocation Analysis

3.60% 0.27%
0.75% 0.03%



95.35%

		Value	Percentage
US Equities	\$	439.42	0.27%
Non-US Equities	\$	49.52	0.03%
Fixed Income	\$	149,936.31	95.35%
Real Estate & Tangibles	\$	-	-
Alternative Investments	\$	-	-
Non-classified	\$	1,194.01	0.75%
Cash & Cash Alternatives*	\$	5,666.02	3.60%

*Not all Cash & Cash Alternatives are liquid; \$5,666.01 is embedded in investment products

DOCK SINKING FUND AS OF JAN 31, 2022 (GOAL - \$60K)

December 31, 2021 to January 31, 2022

RAYMOND JAMES®

Sparkling Waters Dock Fund Account Summary

Brokerage

Account No. [REDACTED]

Closing Value \$6,115.54

SPARKLING WATERS HOME OWNERS ASSN
552 SHIMMERING LN
MARY ESTHER FL 32569-3422527

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Account Purpose

Provide Income with an aggressive risk tolerance and a 10 to 20 year time horizon.

Activity

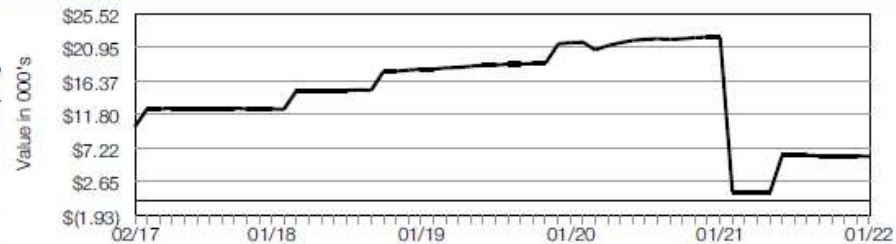
	This Statement		Year to Date	
Beginning Balance	\$	6,188.65	\$	6,188.65
Deposits	\$	0.00	\$	0.00
Income	\$	6.75	\$	6.75
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(79.86)	\$	(79.86)
Ending Balance	\$	6,115.54	\$	6,115.54

Dollar-Weighted Performance

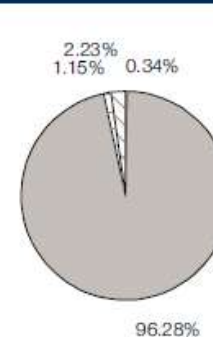
See Understanding Your Statement for important information about these calculations.

Performance	YTD	2021	2020
Inception 11/02/15	(1.18)%	(0.49)%	4.39%

Value Over Time



Asset Allocation Analysis



		Value	Percentage
US Equities	\$	20.92	0.34%
Non-US Equities	\$	-	-
Fixed Income	\$	5,887.71	96.28%
Real Estate & Tangibles	\$	-	-
Alternative Investments	\$	-	-
Non-classified	\$	70.47	1.15%
Cash & Cash Alternatives*	\$	136.45	2.23%

*Not all Cash & Cash Alternatives are liquid; \$136.44 is embedded in investment products.

SWHA PREVIOUS BUDGET

MAY 2021-APRIL 2022

Administrative/Attorney Costs	2,000.00
Insurance	1,425.00
Utilities	2,100.00
Street Maintenance and Repair Fund	10,000.00
SWHA partial share of Dock costs	128.00
Improvements	2,500.00
Total	18,153.00
Number of Lots	42
Average Per Lot assessment	432.21

ACTUALS MAY 21 –APR 22

• Actual Expenses (May 21 – Apr 22)	
• Gulf Power (Street Lights)	2,020.06
• State filing fee	61.25
• Administrative (postage, recording fees, signs, website)	637.52
• Attorney Fees	125.00
• Construction supplies, landscaping, Kayak Racks, tree removal, locks, etc.	5,905.14
• Liability Insurance	1,413.00
- Common Dock Expenses (SWHA Share) plus utilities	128.00
- Spring Picnic	95.27
 TOTAL EXPENSES:	 10,385.24
Deposit to Investment Acct	10,000.00
 2/9/2022 Balance Checking Acct (xx-xxx-625-0)	 11,479.73
2/9/2022 Balance Checking Acct (xx-xxx-625-0)	6,601.27
 Balance Main Ray James Investmnt Acct (2/9/22)	 157,285.27
Balance Dock Ray James Investmnt Acct (2/9/22)	6,115.54

SWHA PROPOSED BUDGET

MAY 2022-APRIL 2023

Administrative/Attorney Costs	2,000.00
Insurance	1,425.00
Utilities	2,100.00
Street Maintenance and Repair Fund	10,000.00
SWHA partial share of Dock costs	128.00
Improvements	2,500.00
Total	18,153.00
Number of Lots	42
Average Per Lot assessment	432.21

BOAT SLIP FEES TO BE DUE 4 JUNE

• Repairs	\$20.00
• SLL Renewal Share	0.00
• Insurance	16.00
• 1/12 th Water Usage	14.00
• Power Base Charge	26.92
• Contribution to Reserve Fund	416.67
• _____	
• Total	\$493.59
	+
• Power Fees	By Slip

[Lift power fee remains at \$5.00 per year + usage for equipment/lighting that is a constant drain; HOA share is \$128 for the year] *Will monitor usage for spikes and reassess if needed.

VOTE ON RECOMMENDING BUDGET

- Questions or comments from Directors
- Questions or comments from Members
- On the question of proposing the recommended budget to the Membership at the Annual Meeting the Directors vote:
 - President Barry Graham
 - Vice President John Totty
 - Secretary/Treasurer Alicia Graham
 - Director at Large John Stinson

VOTE ON BOAT SLIP FEES

- Questions or comments from Directors
- Questions or comments from Members
- On the question of adopting the proposed Boat Slip Fees the Directors vote:
 - President Barry Graham
 - Vice President John Totty
 - Secretary/Treasurer Alicia Graham
 - Director at Large John Stinson

VOTE ON WORK DAY DATE

- Questions or comments from Directors
- Questions or comments from Members
- On the question of adopting March 26, 2022 as the Spring Work Day (Spring Break 21-25 March) the Directors vote:
 - President Barry Graham
 - Vice President John Totty
 - Secretary/Treasurer Alicia Graham
 - Director at Large John Stinson

March 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	31		

NEW BUSINESS

- Need help procuring release forms for address book
- New business from the Directors
- Report on Home sales, new owners
- New business from the Members

BACKUP SLIDES
