

**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 3<sup>rd</sup>,2022 annual meeting as indicated in the attached slides.
  - b. BOD voted to recommend proposed budget at the April 3<sup>rd</sup>,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 3<sup>rd</sup>, 2022.
5. BOD meeting adjourned at 7:45PM CT.

Minutes as recorded by:

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Alicia Graham, SWHA Secretary/Treasurer

Approved by:

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Barry Graham, SWHA President

Attachment: BoDMeetingCharts20220210v2.pptx

# **BOARD OF DIRECTORS MEETING FEBRUARY 10, 2022**

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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

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Alicia Graham  
Secretary/Treasurer

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

December 31, 2021 to January 31, 2022

## RAYMOND JAMES®

### 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  
halprininkler.com | scott.finkler@raymondjames.com

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

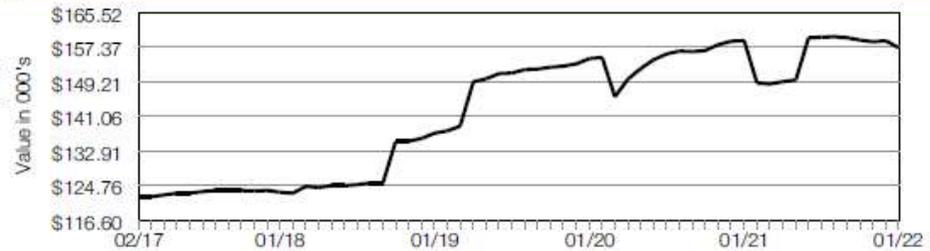
	This Statement		Year to Date	
<b>Beginning Balance</b>	\$	<b>158,931.98</b>	\$	<b>158,931.98</b>
Deposits	\$	0.00	\$	0.00
Income	\$	220.95	\$	220.95
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(1,867.66)	\$	(1,867.66)
<b>Ending Balance</b>	\$	<b>157,285.27</b>	\$	<b>157,285.27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

### Dollar-Weighted Performance

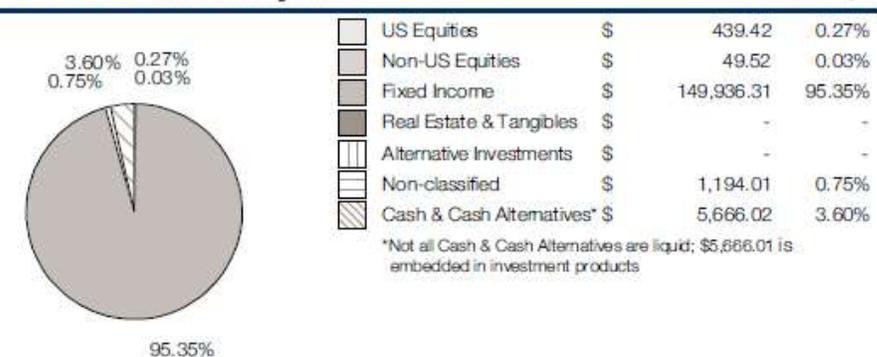
See Understanding Your Statement for important information about these calculations.

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

### Value Over Time



### Asset Allocation Analysis



# 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

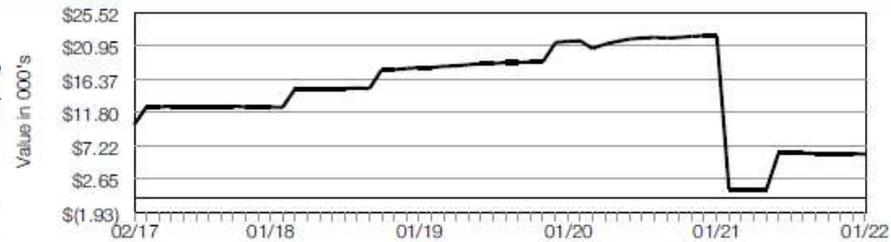
		This Statement		Year to Date
<b>Beginning Balance</b>	\$	<b>6,188.65</b>	\$	<b>6,188.65</b>
Deposits	\$	0.00	\$	0.00
Income	\$	6.75	\$	6.75
Withdrawals	\$	0.00	\$	0.00
Expenses	\$	0.00	\$	0.00
Change in Value	\$	(79.86)	\$	(79.86)
<b>Ending Balance</b>	\$	<b>6,115.54</b>	\$	<b>6,115.54</b>

### Dollar-Weighted Performance

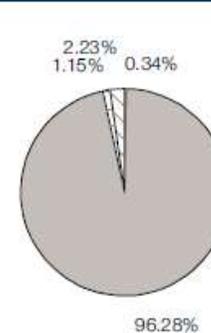
See Understanding Your Statement for important information about these calculations.

Performance Inception	YTD	2021	2020
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

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

# 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 <sup>th</sup> 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**

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