

**Sparkling Waters Homeowners Association (SWHA)
Board of Directors (BOD) Meeting
January 24, 2023**

Participants:

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

1. Meeting conducted via Zoom video conference and commenced at 8:02 PM CT.
2. Agenda:
 - a. Brief proposed 2023-2024 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. Costs are increasing across the board. We made our obligations last year, mainly because we only put \$7K vs the normal \$10K into the main investment account. Hard to predict power cost increases, they have been on a steep climb.
 - a. BOD approved proposed agenda for the April 2nd,2023 annual meeting as indicated in the attached slides.
 - b. BOD voted to recommend an increase to annual dues by \$50.00 to \$550.00 per lot per year (with the \$100 credit still available for pre-approved volunteer work) to be briefed at the April 2nd,2023 annual meeting
 - c. BOD voted to recommend an increase in slip fees by 20.00 to \$513.59 for all slips.
 - d. BOD approved 1 April 2023 workday to continue replacement of old deck boards, and landscaping.
4. Near term activities: Plumbing repairs and replacement of some flowering bushes due to "Big Freeze" in December, replace security door, and possible SWHA picnic (Spring or Fall?). BOD recommended to bring discussion of when to do a picnic forward to the full membership meeting on April 2nd, 2023.
5. BOD meeting adjourned at 8:41PM CT.

Minutes as recorded by:

-signed-
Alicia Graham, SWHA Secretary/Treasurer

Approved by:

-signed-
Barry Graham, SWHA President

Attachment: BoDMeetingCharts20230124.pptx

BOARD OF DIRECTORS MEETING JANUARY 24, 2023

Sparkling Waters Homeowner's Association

AGENDA

- Approve Annual Meeting (April 2, 2023) Agenda
- Discuss next year's proposed budget
- Approve 2023 Budgets
- Approve date for next Spring Work Day
- New Business (if time allows)

PROPOSED ANNUAL MEETING AGENDA

- Update on Assoc activities
- Near term activities: Spring Workday, plumbing repairs due to “big freeze,” new security door for common area, 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 Michael Manion

FINANCIAL REPORT

Alicia Graham
Secretary/Treasurer

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

MDL: 5066551920221230E0000000015
50665500

December 31, 2021 to December 30, 2022

RAYMOND JAMES® Capital Access Annual
Sparkling Waters Home Owners Assn Annual Summary

Brokerage
Account No. [REDACTED] Closing Value \$156,380.42

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

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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.

Capital Access Activity

	This Year	Year to Date
Beginning Balance	\$ 158,931.98	\$ 158,931.98
Deposits	\$ 7,000.00	\$ 7,000.00
Income	\$ 3,744.22	\$ 3,744.22
Withdrawals	\$ 0.00	\$ 0.00
Expenses	\$ 0.00	\$ 0.00
Change in Value	\$ (13,295.78)	\$ (13,295.78)
Ending Balance	\$ 156,380.42	\$ 156,380.42

Dollar-Weighted Performance

See Understanding Your Statement for important information about these calculations.

Performance Inception	This Quarter	YTD	2021	2020	Annualized Since 11/02/2015
11/02/15	1.38%	(6.00)%	0.11%	3.44%	0.96%

Value Over Time

Asset Allocation Analysis


	Value	Percentage
US Equities	\$ 144.14	0.09%
Non-US Equities	\$ 4.11	-
Fixed Income	\$ 140,845.52	90.08%
Real Estate & Tangibles	\$ -	-
Alternative Investments	\$ -	-
Non-classified	\$ 7.20	-
Cash & Cash Alternatives*	\$ 15,379.46	9.83%

*Not all Cash & Cash Alternatives are liquid; \$5,378.30 is embedded in investment products

Morningstar asset allocation information is as of 12/29/2022 (mutual funds & annuities) and 12/19/2022 (529s).

Sparkling Waters Home Owners Assn - Annual Summary Page 15 of 24

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



RAYMOND JAMES®

December 31, 2021 to December 30, 2022

Capital Access Annual

Sparkling Waters Dock Fund Annual Summary

Brokerage

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

Account No. [REDACTED] **Closing Value \$10,777.84**

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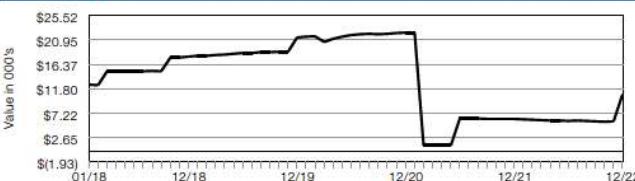
Account Purpose

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

Capital Access Activity

	This Year	Year to Date
Beginning Balance	\$ 6,188.65	\$ 6,188.65
Deposits	\$ 5,000.00	\$ 5,000.00
Income	\$ 110.25	\$ 110.25
Withdrawals	\$ 0.00	\$ 0.00
Expenses	\$ 0.00	\$ 0.00
Change in Value	\$ (521.06)	\$ (521.06)
Ending Balance	\$ 10,777.84	\$ 10,777.84

Value Over Time



Dollar-Weighted Performance

See Understanding Your Statement for important information about these calculations.

Performance Inception	This Quarter	YTD	2021	2020	Annualized Since 11/02/2015
11/02/15	1.17%	(6.50)%	(0.49)%	4.39%	1.89%

Asset Allocation Analysis

	Value	Percentage
US Equities	\$ 3.66	0.03%
Non-US Equities	\$ -	-
Fixed Income	\$ 5,539.50	51.41%
Real Estate & Tangibles	\$ -	-
Alternative Investments	\$ -	-
Non-classified	\$ -	-
Cash & Cash Alternatives*	\$ 5,234.69	48.56%

*Not all Cash & Cash Alternatives are liquid; \$233.93 is embedded in investment products

Account carried by Raymond James & Associates Inc.
Member New York Stock Exchange/SIPC

Morningstar asset allocation information is as of 12/29/2022 (mutual funds & annuities) and 12/19/2022 (529s).

Sparkling Waters Dock Fund - Annual Summary Page 7 of 24

SWHA PREVIOUS 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

SWHA ACTUAL EXPENSES MAY 2022-APRIL 2023

Administrative/Attorney Costs	503.48
Insurance	1,491.37
Utilities	2,336.66
Street Maintenance and Repair Fund	7,000.00
SWHA partial share of Dock costs	128.00
Improvements	6,272.44
Total	17,731.95
Number of Lots	42
Average Per Lot assessment	422.19

ACTUALS MAY 22 –APR 23

• Actual Expenses (May 22 – Apr 23)	
• Gulf Power (Street Lights)	2,336.66
• State filing fee	61.25
• Administrative (postage, recording fees, signs, website)	328.48
• Attorney Fees	175.00
• Construction supplies, landscaping, Kayak Racks, tree removal, locks, etc.	6,272.44
• Liability Insurance	1,491.37
- Common Dock Expenses (SWHA Share) plus utilities	128.00
- Spring Picnic	3.60
TOTAL EXPENSES:	17,731.95
Deposit to Investment Acct	7,000.00
1/24/2023 Balance Checking Acct (xx-xxx-625-0)	12,117.66
1/24/2023 Balance Checking Acct (xx-xxx-625-0)	2,048.67
Balance Main Ray James Investmnt Acct (1/24/23)	156,380.42
Balance Dock Ray James Investmnt Acct (1/24/23)	10,777.84

SWHA PROPOSED BUDGET MAY 2023-APRIL 2024

Administrative/Attorney Costs	2,000.00
Insurance	1,500.00
Utilities	2,400.00
Street Maintenance and Repair Fund	10,000.00
SWHA partial share of Dock costs	128.00
Improvements	3,000.00
Total	19,028.00
Number of Lots	42
Average Per Lot assessment	453.05

BOAT SLIP FEES TO BE DUE 4 JUNE

• Repairs	\$20.00
• SLL Renewal Share	0.00
• Insurance	16.00
• 1/13 th Water Usage	14.00
• Power Base Charge	42.07
• Contribution to Reserve Fund	416.67
• _____	
• Total	\$508.74
	+
• Power Fees	By Slip

[Lift power fee increased to \$6.00 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.*

Increase
of \$15.15
due to
power
cost rise

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 Michael Manion

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 April 1, 2023 as the Spring Work Day (Spring Break 20-24 March)
- the Directors vote:
 - President Barry Graham
 - Vice President John Totty
 - Secretary/Treasurer Alicia Graham
 - Director at Large Michael Manion

MARCH 2023

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	

www.a-printable-calendar.com

APRIL 2023

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						

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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
