

**Sparkling Waters Homeowners Association (SWHA)
Board of Directors (BoD) Meeting
October 13, 2024**

Participants:

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

1. Meeting conducted via Google MEET video conference and commenced at 7:00 PM CT. Meeting was recorded. It was properly noticed with notices posted on website and also near the mailboxes on October 10, 2024.
2. **Agenda:** Approve minutes from June 15, 2024 BOD meeting, Signs project, Fall Workday, Annual picnic, Corporate Transparency Act and Closed session (Attorney-client and work product privileged discussions).
3. **June BoD Minutes.** BoD approved the minutes from the June 15, 2024 BoD meeting without any stipulations. Minutes posted at: <https://sparklingwatershoa.com/Documents.php>
4. **HOA Sign Replacement.**
 - a. Paid 50% of total cost to Boardwalk Designs to replace signage, but not posts: \$2,113.70 on August 22nd. Second half to be paid on installation, which is scheduled for October 16th. Removing sign in front of Lloyd's house and painting sign posts will be self-help projects.
5. **Fall Workday.** Scheduled for Saturday, October 19th. Tasks include: Install additional Thru-Flow decking for the Ellis Akin's Community Dock, Repair boardwalk, gazebo, dock, Landscaping at Highway 98 bed, gazebo, common beach, and HOA beds (weeding, mulch, fertilizer), Painting mailbox on Shimmering Lane.
6. **Annual Picnic.** Scheduled for Sunday, October 27th at 4:30pm. It is a potluck and theme is Oktoberfest. HOA to supply meat, buns, condiments, and chips. Grahams to supply drinks. Need attendees to bring chairs as there aren't enough chairs at the common beach for everyone.
7. **Corporate Transparency Act.** Each director is required to register with the Department of Homeland Security, which requires uploading an image of a photo ID. Barry taking the lead to gather information and submit to Financial Crimes Enforcement Network website prior to the January 1, 2025 deadline.
8. Recording ending at 7:16pm. Closed session began.
9. **New Business:** Need to schedule meeting with HOA attorney to discuss new HOA laws.
10. BoD meeting adjourned at 8:00 PM CT.

Minutes as recorded by:

Alicia Graham, SWHA Secretary/Treasurer

Approved by:

Barry Graham, SWHA President

Attachment: BoDMeetingCharts20241001.pdf