

Sparkling Waters Homeowners Association

2018 Special Meeting
October 7, 2018

SWHA Special Meeting Agenda

- Change to Covenant, Restrictions, and Reservations (CRR)
- Election of new Director at Large
- Announcements

Roll Call

- ✓ Akins, Ellis & Alicia-2
- Belanger, Aaron & Opper, Tricia-1
- ✓ Bone, Ryan & Heather -1
- Brockmeier, Aaron -2
- P Broyles, Philip -1
- ✓ Bushelle, Bill & Paula-1
- Dixon, Alan & Monika-1
- P Gildea, James & Gaudencia-1
- ✓ Graham, Barry & Alicia-1
- P Gusoff, Daniel & Samantha-1
- P Hale, Josh & Eleanor-1
- Hammons, Stewart & Keara-1
- Hawk, Kenneth-1
- Hodge, Brian & Susan-1
- P Hoy, Neil & Kattie-1
- Johnson, Sam & Silinda-1
- Keith, Stephen-1
- P Lio, Christopher & Joan-1
- ✓ Manion, Lisa & Michael-2

P = Proxy

- Milliken, Ryan & Leslie-1
- ✓ Manning, Tim & Jamie-1
- P Montgomery, Billy & Cynthia-1
- P Nation, Andrew-1
- Rodriguez, Moises & Yeidy, M.-1
- P Rogacki, J & Heise, S -1
- ✓ Russell, Stephanie-1
- Russo, Troy-2
- ✓ Saxey, Thomas & Cindy-1
- ✓ Shaw, Michael & Helen-1
- Smith, Jackie B.-1
- Sotomayor, Luis-1
- P Spolski, John, Nancy, John-1
- ✓ Stinson, John & Suzanne-1
- ✓ Styba, Scott & Maria-1
- ✓ Totty, John & Christine-1
- Tracy Acree Constr-1
- P Whitecotton, Donald & Connie-1
- Vellanikaran, Alice-1

Present - _____ of 42

Proposed Change to CRR

- At SWHA Annual Meetings for 2017 and 2018, member decided to:
 - Raise Annual Assessment to \$500
 - Provide a \$100 credit for in-kind work
- One member complained, and after attorney reviewed, we need to add the credit to the CRR
- Need two-thirds of members to pass (28)

Proposed Change to CR&R

- 1) Do you approve the amendment of Section 17 of the Covenants, Restrictions and Reservations as indicated below?

(Additions are indicated via underlined text; Deletions are indicated via ~~striketrough~~ text)

17. Each owner of a lot to which these covenants, restrictions and reservations are applicable shall be required to participate as a member of SPARKLING WATERS HOME OWNERS ASSOCIATION, INC., a Florida Corporation not for profit, which corporation has been organized to provide a means by which the owner of lots within the subdivision may collectively share the 1/42 expense of repair, replacement and maintenance of all private streets of the subdivision, repair, replacement and maintenance of the subdivision entrance fence, the repair, replacement and maintenance of the street lighting and the electric bills of these lights, and repair, replacement and maintenance of the gazebo to be constructed in the common area. The Board of Directors shall have the power to give up to a ONE HUNDRED DOLLAR (\$100.00) credit on annual assessments per lot in exchange for in-kind volunteer work by the lot owner. The foregoing credit and in-kind volunteer work must be approved in advance by the Board of Directors with respect to each lot. Currently, a four-slip community boat dock has been constructed. These slips are owned by Lots 7 and 8, Block B, and Lots 20 and 22, Block A. The SWHA is currently attempting to expand the community boat dock to accommodate up to 12 boat slips. All boat slips shall be for the exclusive use, enjoyment, and benefit of the lots having deeded ownership to a boat slip. Ownership of any additional boat slips constructed shall be established by the eligible lot owners exercising an option to defray the cost of boat slip construction on a first come-first served basis in the following described priority order. Lot 8, Block D, shall have first priority for an additional slip if the owner executes a Conservation Easement ceding shoreline to allow construction of the additional boat slips. Lots 1 and 2, Block C, Lot 21, Block A, and Lots 6 and 9, Block B shall have second priority for an additional boat slip. Lots 1 and 2, Block D and Lot 10, Block B shall have third priority for an additional boat slip. Lots 7 and 19, Block A, and Lots 1, 2, 3, 4, and 5, Block B shall have fourth priority for an

Proposed Change to CR&R (cont)

additional boat slip. Boat slip owners shall be exclusively responsible for the repair, replacement, and maintenance of the boat slips and all other costs related thereto. There shall be a separate budget for the boat slips. The Owners association shall have a lien and assessment to secure the lot owner's obligation for all expenses. All such assessments, together with the expense of their collection, including court costs and a reasonable attorney 's fee, shall be secured by a lien against the individual lots subject to these covenants, restrictions, and reservations but shall be subordinated only to bona fide VA, FHA and conventional mortgages to recognized lending institutions made for the purpose of providing long term permanent financing of dwellings constructed on such lots, in the same manner as all other liens affecting real property in the State of Florida, and such liens as secure such assessments shall be subject to foreclosure.

_____ Yes

_____ No

Election of Director at Large

- Ryan Bone, current Director at Large is moving and has resigned his HOA position
- Need to elect a new Director to take his place
- Need to nominate and vote for new Director
- One nominee so far; others?
- Elect by simple majority (22)

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Announcements

- Fall Work Day, Saturday, October 20th, 9AM-12PM
Meet near Gazebo
 - Replace 250 boards on dock and boardwalk annually
 - Weed, Prune and spread mulch lightly only where needed
 - Parrish Point Sign Garden—move 2 Crepe Myrtles, mulch
- Fall Neighborhood BBQ, Sunday, 21 October at 4pm.
Location: 578 Radiant Circle. Oktoberfest theme, potluck. Joan Lio is organizing.
- Would like feedback on maintenance of Parrish Point Sign garden bed
- Would like feedback on date for Spring Work Day; potentially March 30, 2019?

Landscaping/Fall Workday, October 20th, 9AM



Volunteer labor on landscaping saves us \$8-11K annually

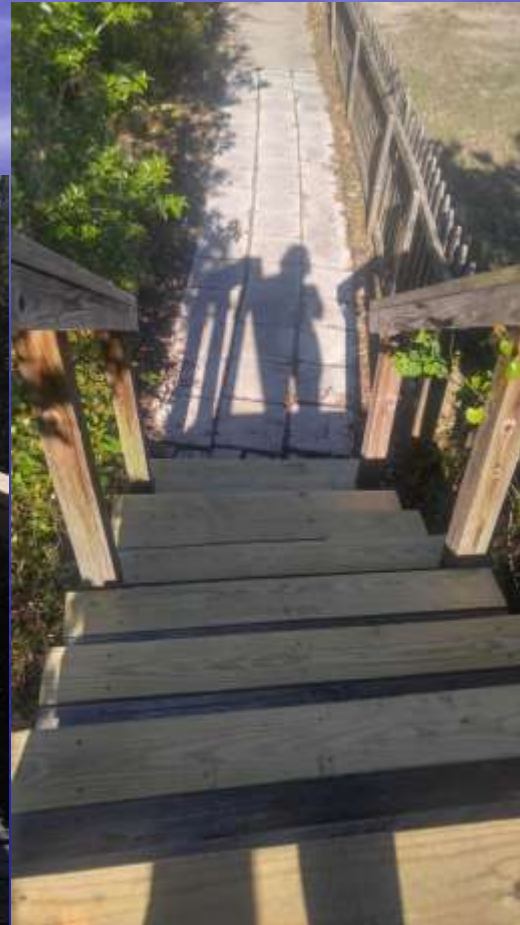
Fall Workday, October 20th, 9AM



Boardwalk
West



Boardwalk
East



East
Stairs



Dock
Repairs