

Sweetbay Village Annual Meeting 2023

Sweetbay Village Annual Meeting 2023

Agenda

1. Call to Order and Quorum Determination
2. Comments by General Manager
3. Minutes of Last Year's Meeting
4. Welcome & Introductions
5. Annual Reports - Social, Landscape, Financial
6. Unfinished Business
7. New Business/General Discussion
8. Election of Board Member – One Term is expiring (Joanne Harris)
9. Adjournment

Sweetbay Village Annual Meeting 2023

Introductions

Sweetbay Village Board Members:

Joanne Harris - President

Dennis Wallrath - Treasurer; Landscape Coordinator

Gordy Schnabel - Secretary

Wink McKinnon - Social Chair

Michael Geraghty - Project Manager

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Welcome to New Neighbors

- Kelly & Dan Solar
- Traci & Peter Howe
- Potential?

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Remembrances - Our neighbors and friends

- Josie Putnam
- Richard Clarke
- Dick McCleary
- James Macdonald

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Opening Remarks - Joanne Harris (President)

- What have we accomplished in 2022?
 - Successful repainting of village homes and pool house, including bathroom interiors
 - New entrance signage, painting and refreshed plantings
 - Website enhancement (Sweetbay.fyi)
 - “Behind the scenes” work

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Opening - Joanne Harris

- Setting the stage for our meeting today:
 - Obligatory Capital Expenditures - Funds we need to maintain what we have
 - What are Sweetbay's assets that we need to maintain? (Who are we?)
 - Our People - Social activities; supportive neighbors, volunteerism, communication (GroupValet; website)
 - Our Homes - Our assets in the traditional sense - painting, driveway cleaning, lighting, roads, maintenance of landscaping, irrigation
 - Our Common Areas - Entrances, pool, pool house, landscaping

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Opening - Joanne Harris

- Future/Going Forward:
 - How do we maintain what we have and enhance if desired?

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Social Report - Wink McKinnon (Social Chair)

- Social Events this year:
 - November 16th **Opening Event** at the Kenny home (Chair: Susan Griffin)
 - December 8th **Holiday Party** at the Dugas home (Chair: Mary Ann Bichajian)
 - January 14th **Progressive Dinner** at the Clarke, Mowry, Peoples, P&A Harris, Prince, Schnabel, and McKinnon homes (Chair: Hardy Mowry)
 - February 9th **Pizza Pool Party** (Chair: Rosanne Wallrath)
 - March 6th **Pop-Up Pool Party** (Chair: Wink McKinnon)

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Social Report - Wink McKinnon (Social Chair)

- Upcoming Social Events *(Mark your calendars!)*
 - **Today's** Annual Dinner: (Chairs: Lee Prince; Lise Dutil)
 - **Sunday, April 16th** Flamingo Open & Dinner: 9-hole scramble; Tee times start about 3pm; Dinner immediately after in the clubhouse (Chair: Lise Dutil)
 - **Sunday, May 7th** "First Ever" Sweetbay Pickleball Outing: 4pm start; Come and play or cheer on your neighbors while enjoying appetizers; BYOB (Chair: Lise Dutil)

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Social Report - Wink McKinnon (Social Chair)

- Thanks to the Social Committee:
 - Mary Ann Bichajian, Merriel Bowditch, Bobbi Clarke, Lise Dutil, Carol Geraghty, Susan Griffin, Barbara McKinnon, Hardy Mowry, Lee Prince, Deb Schnabel, Rosanne Wallrath
- Interested in planning next year or in helping with activities? Watch for an email to volunteer!

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Landscape Report - Dennis Wallrath (Coordinator)

- Current dry conditions continue; beginning to see the stress of no rain
- Continuing issues with irrigation system: Main 4" line that feeds Sweetbay had leak; several electric zone valves failed and have been replaced
- Crew completed trimming, edging and weeding on 3/10; Focus on home water tests; continue to replace rotors and sprinkler heads; minor trimming during winter
- Grounds Maintenance feature in March HR News: Encouraging landscape replacement

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Financial Report: Operating Budget - Dennis Wallrath (Treasurer)

- **2022** Overall operating Budget spend of \$179,981 vs \$173,624 Budget (**-\$6357 total; -\$163/home**)
 - Common Area maintenance & repairs
 - Insurance - flat from 2022 to 2023

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Financial Report: Operating Budget - Dennis Wallrath (Treasurer)

- **2023** Operating Budget \$188,031 (\$4,821/home annually; \$1205/home quarterly)
- Increase of 8.3% YOY = \$14,407 (\$369/home)
 - Management fees + 8% = \$752
 - Landscape Maintenance + 8% = \$10,931
 - Other increases: Maintenance & Supplies; Pool Cleaning; Driveway Cleaning

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Financial Report: Reserves - Dennis Wallrath (Treasurer)

- General Reserve: (\$231/home annually; \$58/home quarterly)
 - YE 2022: \$24,694
 - YE 2023: \$33,694
 - Required minimum balance for cash flow for insurance; emergency repairs; other improvements

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Financial Report: Reserves - Dennis Wallrath (Treasurer)

- Paint Reserve: (\$546/home annually; \$137/home quarterly)
 - Paint project in 2022: Required assessment of \$1000/home due to steep contract price increases (paint cost increases/labor shortages)
 - Project successfully completed ahead of schedule & with no cost overruns
 - \$13,871 carried forward
 - Estimated for 2031: \$184,234

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Financial Report: Reserves - Dennis Wallrath (Treasurer)

- Road Reserve: (\$245/home annually; \$61/home quarterly)
 - YE 2022: \$29,422
 - YE 2023: \$38,422
 - Estimated for 2031: \$103,177 using current cost estimating method

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New Business/General Discussion - Joanne Harris

- Focus for 2023-2024:
 - Rewriting of Sweetbay's Bylaws; Declaration of Covenants & Restrictions - expect fall distribution to homeowners
 - New POA Management Agreement between Village and POA - expect fall completion
 - Village Leadership Network

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New Business/General Discussion - Joanne Harris

- Focus for 2023-24: Pool & Pool House Refresh



Current Sweetbay Pool House



Renovated Bayberry Pool House

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New Business - Joanne Harris

- Exploratory phase:
 - Other villages - How do we measure up? (Last 2 remaining of 8 HOAs)
 - Learn from others - codes; pitfalls; costs; vetting contractors
- What to expect:
 - Detailed plan including budget and timeline
 - Village input/review/approval
 - Work projected for Summer 2024

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General Discussion

- Time for General Discussion/Questions

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Election of Board Members - Wink McKinnon (Committee Member)

- Nominating Committee for Village Board:
 - Wink McKinnon
 - Gordy Schnabel
 - Michael Geraghty
- Election of 1 “new” Board Member: Joanne Harris

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Closing - Joanne Harris

- Closing Remarks
- **Adjourn to Eagle's Nest for cocktails;
followed by dinner in Riverview!**