

**Minutes**  
**Sweetbay Board Meeting**  
**February 16, 2022**

The meeting was called to order by President Joanne Harris at 4:09 PM on February 16, 2022 at the home of Joanne Harris. Present were Joanne Harris, Gordy Schnabel, Dale Desmond, Dennis Walrath and Dick McCleary.

The minutes of the February 16, 2022 board meeting were approved.

The meeting began with a discussion of the impending village paint project. Joanne mentioned that 6 or 8 residents have complained about the paint palette. They would like to keep the color of their homes the same and say those colors are on the POA approved palette, so they don't understand why they can't use those same colors again. Dick McCleary said that all residents have received the paint contract packets except for Peter Marshall because he has no forwarding address. Dick finally contacted Marshall's lawyer to get his address and the lawyer mentioned that Marshall has his house for sale. Dick had to mail packets to four residents who are not presently here so all residents are now notified of the pending paint project. Dick asked that any residents who want paint samples on their homes let him know NLT Friday, February 18. The board approved Dick as the contractor negotiator and authorized him to ask questions about each bidders' proposal. The board will approve Dick's proposal selection and Joanne will sign the final contract. Joanne will go to the ARB for resolution if a resident refuses to have their home painted. Dick said that he would like to have five bids but only three contractors have submitted bids so far. Two contractors did not bid so the POA is soliciting two more bidders. Hartzell is the low bidder so far but the bid exceeds our current budget. We presently have \$148,643 in our paint reserve and general fund. The board is reluctant to expend general funds to augment the paint reserve. We could consider postponing the paint project for a year but the possibility of increased costs makes this risky. Also, Benjamin Moore is raising their paint prices 10% in June. The board decided to notify residents of the need to vote on a paint budget increase at the annual meeting which might require a onetime assessment. The board decided to include a note in the annual meeting announcement that a special ballot would be voted on with the following options:

- 1) Delay the paint project for a year.
- 2) Negotiate with the contractors for a lower price.
- 3) Approve a onetime assessment to cover the budget shortfall.

A discussion followed about the possibility of homes needing more than one coat of paint. Would the additional cost be a village or resident responsibility? Joanne said she would research and ask other village presidents if they had this issue. The Smoak's house was painted three years ago. Should they repaint or be given a "credit". Joanne will get a "credit" quote from the ARB.

Dick McCleary departed and Joanne conducted the rest of the meeting.

**Committee Reports:**

*Treasurer* – Dale Desmond stated that the paint budget was presently \$104,000 and we needed at least \$20,000 more to cover the anticipated paint contract. Joanne and Dale mentioned that Tracy Laurette had assured them that our budget was on target to meet the anticipated paint contract cost but she underestimated and we have a budget shortfall.

*ARB* – Ted Kenny was not present and no one had any comments.

*Landscaping* – Dennis mentioned that the landscaping crew will perform a soft cut in the next couple weeks. He also said that the crew will inspect all sprinkler systems in about two weeks and make necessary repairs and/or adjustments. Frost has killed some plants but most plant issues are due to lack of watering.

*Social* – Joanne announced that a pool pizza party is planned for February 17 to replace the progressive dinner. The annual village meeting will be held March 22 at the club followed by dinner in the grille. Dinner will be charged to members. The Flamingo open will be a 9-hole scramble on April 27 at 3:00 PM followed by dinner in the grille bar. The board approved \$250 to purchase golf balls for the event.

**Old Business:**

Joanne said that the lettering on the monuments at the two village entrances should be replaced when the monuments get painted as part of the paint contract. She received a \$2,000 quote for the lettering and that needs to be included in any assessment for the paint contract. Joanne mentioned that only Dick McCleary and Mike Geraghty are the only two residents who have volunteered for the board vacancies. The board approved them for nominations at the annual meeting. Joanne tabled the discussion about board roles/responsibilities until the next meeting.

**New Business:** None

Joanne then presented a village website proposal. The website name is Sweetbay FYI. The purpose of the website would be to keep residents informed of village/community events. Joanne asked the board for additional ideas. She will maintain the site.

The next board meeting will be March 2, 3, or 4 to discuss the paint budget/contract issues.

The meeting was adjourned at 5:40 PM.

Submitted by Gordy Schnabel

Secretary