

Minutes
Sweetbay Board Meeting
March 3, 2022

The meeting was called to order by President Joanne Harris at 1:06 PM on February 16, 2022 at the home of Joanne Harris. Present were Joanne Harris, Gordy Schnabel, Ted Kenny, 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. The board approved via email that the ARB has opened the entire paint palette for our village, and Joanne will submit a change order to the POA to that effect. Because of all the lessons we've learned in this process, Joanne said she was going to meet with Mike Salerno, Russell Reed and others to put together a guide for village boards that outlines the procedures for preparing for village paint projects. Joanne then handed out a paper (attached) she prepared summarizing the financial information for the painting project. Joanne tried to get information about the bids that other villages had received for their paint projects, but the POA said they cannot legally release that information. However, she was able to get some bid information for the East Hammock paint project. Three bids are in and three more bids are outstanding. Since the present low bid exceeds our paint reserve, the board discussed the process for announcing an assessment to cover the budget shortfall. Joanne checked with the POA and the regulations stipulate that the board can approve a special assessment up to \$500, and a general assessment up to any level. Joanne said she would check with the POA to determine if the paint project qualifies as a general assessment. The board approved a general assessment of \$1500 pending the guidance from the POA. If the guidance stipulates that the board can only approve a special assessment, then Joanne will prepare a note to accompany the assessment announcement before the annual meeting.

The board then discussed the procedures for negotiating with the contractors. Dick McCleary has prepared a list of questions to ask each contractor during negotiations. Joanne asked Dennis and Gordy to be available to assist Dick during the negotiations. The POA still hasn't answered our question about any homes possibly requiring two coats of paint. Joanne asked other village presidents, and some said the village should pay and others said the resident should pay. Joanne spoke with the Smoak's about whether they wanted their house painted since it was painted three years ago. They said they did not want their home painted since it was painted only 3 years ago. The board approved the motion that the Smoak home would not be painted. Joanne will send a letter to the Smoaks indicating this and re-stating that the goal is to get them back on cycle for the next village paint cycle. The board also approved the 8-year paint cycle.

The meeting was adjourned at 2:14 PM.

Submitted by Gordy Schnabel

Secretary