

SAWGRASS SUBDIVISION HOA ANNUAL MEETING
November 13, 2025, 6:30 pm Location: Zoom

Verification of Quorum – The number of lot owners in the subdivision is 442, less 22 delinquent accounts (ineligible to vote), making the eligible lot owners to be 420. A quorum is 50% of the eligible voters = 210; 211 for a majority. Secretary Bonnie McGrew counted valid proxies received of 204 – thus needing at least 7 people to attend the meeting who had not signed a proxy. As HOA members entered Zoom for the meeting, Bonnie verified address and whether a proxy had been received. Once the number of members who had not signed a proxy and were eligible in status reached 7– Bonnie stopped verification and announced to the President the quorum of 211 was met.

President Ed Stout opened the 2025 Annual Meeting of the Sawgrass Subdivision HOA Meeting at 6:34 pm. Those present were President Ed Stout, Vice President Julia Strode, Secretary Bonnie McGrew, Treasurer Denise Forshier, Board Member Ron Kocher and Architecture Chairman Lance McGrew and 11 lot owners.

Ed reported the subdivision is doing well financially as will be seen in the Treasurer's report. Drainage issues continue to be worked on as well as maintaining the commons areas. Tree maintenance is an on-going process with the subdivision being over 22 years old now. A resident had contacted the Board recently about a tree on the commons being down on his fence from wind. This has been handled. Another resident has been concerned with a Comcast cable this is exposed and a trip hazard. This is to be buried by Comcast at some point.

Ed presented the slate of officers for the coming year as follows: President Ed Stout, Vice President Julia Strode, Secretary/Treasurer – Denise Forshier, Member at Large – Ron Kocher. The Board reluctantly accepted Bonnie McGrew's resignation as Secretary earlier. This will be her last meeting. Denise made the motion to accept the slate of officers; Ron seconded; MOTION CARRIED.

Denise presented the Actual Budget for the period of 10/1/24 thru 12/31/25. Granted a few more expenses will be incurred prior to Dec. 31st but nothing unexpected. As a reminder, the fiscal year was changed at the 2024 Annual Meeting to make it on a calendar year, so the 2025 budget year was actually 15 months. Therefore, some expenses are higher than the original 2025 Proposed Budget due to 2 years' worth of expenses falling in that 15 month period. Denise then presented the Proposed 2026 Budget at \$70,720. As can be seen on the reports, financially the HOA is doing ok as the costs have come in under the budgeted amount. Any 'extra' funds are put into a Contingency Fund to help offset any possible big expense such as dredging the lakes. Denise made a motion to accept the Proposed 2026 Budget as presented, Ron seconded; MOTION CARRIED.

Denise reported that there are currently 22 delinquent accounts and the amount delinquent is \$30,902.83 which includes dues, late fees, accrued interest, filing fees and any violations. There were 19 properties which had a lien placed on them – either a new lien or a renewed lien. There are 4 accounts set up on a payment plan and 3 payment plans have been paid off & brought current. For additional information – 28 homes have sold in the subdivision in 2025 and there are 6 currently for sale.

Bonnie asked if there were any questions/concerns regarding the 2024 Annual Meeting Minutes that had been included in the Annual Meeting Packet. Being none, Bonnie made the motion to accept the 2024 AGM minutes as presented, Denise seconded; MOTION CARRIED.

A resident asked if there were any restrictions/By-Laws concerning raking leaves into the streets in the subdivision. There is not – but it should NOT be done. This will go into the street drains which can cause a plethora of issues. Mention will be made in an upcoming Newsletter. The City does provide yard waste pick up and the dates are publicized.

A resident inquired about how to make it known if there is interest in being a part of the Board of Directors. Any lot owner with an interest in serving can contact theboard@sawgrasshoa.com and the Board will follow up.

Being no further questions or business, Denise made a motion to adjourn the Annual Meeting; Julia seconded; MOTION CARRIED at 7:04 pm.

Respectfully submitted

Bonnie McGrew
Sawgrass HOA Secretary