SOUTHERN WOODS POA, INC. BOARD MEETING

Board of Directors Meeting
January 19, 2022, at 3:00 P.M.
Southern Woods Golf & Country Club

CALL TO ORDER

QUORUM OF DIRECTORS

MINUTES OF PREVIOUS MEETING:

- November 3, 2021, Board of Directors Meeting
- December 8, 2021, Reorganizational Meeting

1) President – Lee Dial

2) Treasurer – Frank Dagliere
   - Financial Report (November)

3) Vice President – Barbara Fitzpatrick

4) Secretary – Karen Taylor

5) Director – Marla Battagloitti

6) New Business
   - Deerwood light sensors
   - Washout at the mailboxes on Deerwood
   - Replace mailbox (broken door) on Woodfield
   - Violations

7) Unfinished Business
   - Update on entrance signs
   - Update on Electrical issue at the N Corkwood Sign
   - Update on Bike Path
   - Fixing Curb
   - Corkwood solar light out

8) Adjournment

Southern Woods POA, Inc.
Special Board Meeting Minutes
November 3, 2021

The meeting was called to order at 3:00pm by Ben Lee, Jr., President. Those also in attendance were Joe Hertrich, Director; Karen Taylor, Treasurer; Barbara Fitzpatrick, Secretary and Marla Battagliotti, Director. Amy Martin, Community Manager for Villages Services, were also present.

Guests: James & Leah Sheridan, Marsha Van Landingham, Sig Golabek, Bret Bodell, Lee Dial, JW Van Loon, Guerino Battagliotti, and Jackie Antonacci.

Presidents Report:
None

Treasurer Report:
The prosed 2022 budget was reviewed and discussed; there is a increase in the annual assessment due to the spectrum contract.

The Motion was made by Karen Taylor to approve the 2022 budget and seconded by Joe Hertrich. All were in favor. Motion Passed.

Secretary Report:
The Motion was made by Karen Taylor to approve the October 6, 2021, Board of Directors meeting and seconded by Joe Hertrich. All were in favor. Motion Passed.

Unfinished Business:
The Motion was made by Barbara Fitzpatrick to deny the request for a shed at 20 Ryewood Circle and seconded by Joe Hertrich. All were in favor. Motion Passed.

The Annual Membership meeting will be held December 8, 2021, at 4:30 P.M.

With no other business to discuss, an adjournment of the meeting was made at 4:00 p.m. by Joe Hertrich and seconded by Marla Battagliotti. All were in Favor. Motion Passed.

Submitted by: Amy Martin, CAM

SOUTHERN WOODS POA
Reorganizational Meeting of the Board of Directors
December 8, 2022

Call to Order: The meeting was called to order by Amy Martin, CAM at 5:31 P.M.

Quorum. Board Members present were Lee Dial, Frank Dagliere, Karen Taylor, Barbara Fitzpatrick, and Marla Battagliotti. Also in attendance was Amy Martin CAM.

Amy stated that the purpose of this meeting is to elect new officers for the Association.

- **Barbara Fitzpatrick nominated Lee Dial for the office of President. Frank Dagliere second. All were in favor. Motion passed.**
- **Lee Dial nominated Barbara Fitzpatrick for the office of Vice President. Frank Dagliere second. All were in favor. Motion passed.**
- **Don Williams nominated Frank Dagliere for the office of Treasurer. Lee Dial second. All were in favor. Motion passed.**
- **Barbara Fitzpatrick nominated Karen Taylor for the office of Secretary Frank Dagliere second. All were in favor. Motion passed.**
- **Marla Battagliotti is a director.**

Adjournment: Being no further business to come before the Board, **Karen Taylor moved to adjourn the meeting. The motion was seconded by Frank Dagliere. All were in favor. Motion passed.** Meeting was adjourned at 6:04 P.M.

Respectfully submitted by
Amy Martin, CAM
Amy Martin, CAM
On behalf of the Board of Directors
Southern Woods POA

Southern Woods POA Inc.

Balance Sheet
As of 11/30/21

Account	Description	Operating	Reserves	Other	Totals
	ASSETS				
	CURRENT ASSETS				
	CHECKING/SAVINGS				
1025	Suntrust Operating Acct	37,067.95			37,067.95
1030	Suntrust Deferred Maint	16,994.65			16,994.65
1035	Suntrust Reserve Acct		26,599.60		26,599.60
1055	Suntrust Res CD-.05% 9.26.22		35,768.41		35,768.41
	TOTAL CHECKING/SAVINGS	54,062.60	62,368.01	.00	116,430.61
	ACCOUNTS RECEIVABLE				
1210	Assessments Receivables	3,930.55			3,930.55
1230	Lot Assessments Receivable	1,482.51			1,482.51
1245	Allowance for Bad Debt	(2,908.06)			(2,908.06)
	TOTAL ACCOUNTS RECEIVABLE	2,505.00	.00	.00	2,505.00
	OTHER ASSETS				
1301	Prepaid Insurance	1,345.76			1,345.76
1316	Due to Operating from Res	2,245.00			2,245.00
	TOTAL OTHER ASSETS	3,590.76	.00	.00	3,590.76
	TOTAL ASSETS	60,158.36	62,368.01	.00	122,526.37

Southern Woods POA Inc.

Balance Sheet
As of 11/30/21

Account	Description	Operating	Reserves	Other	Totals
	LIABILITIES & FUND BALANCE				
	CURRENT LIABILITIES:				
2031	Deferred Assessment	11,315.16			11,315.16
2032	Deferred Annual Lot Assmt.	712.00			712.00
2093	Due to Operating from Res		2,245.00		2,245.00
2130	Prepaid Assessments	2,125.87			2,125.87
	TOTAL CURRENT LIABILITIES	14,153.03	2,245.00	.00	16,398.03
	RESERVES:				
2211	Irrigation & Wells Reserve		23,388.27		23,388.27
2230	Signage Area Reserve		19,894.18		19,894.18
2235	Corkwood Lites Reserve		3,228.24		3,228.24
2236	Spectrum Reserves		13,612.32		13,612.32
	TOTAL RESERVES	.00	60,123.01	.00	60,123.01
	FUND BALANCES:				
3999	Unrestricted Fund Balance	39,699.44			39,699.44
	Current Year Net Income/(Loss)	6,305.89	.00	.00	6,305.89
	TOTAL FUND BALANCE	46,005.33	.00	.00	46,005.33
	TTL LIABILITIES & FUND BALANCE	60,158.36	62,368.01	.00	122,526.37

Southern Woods POA Inc.

Reserve Statement

As of 11/30/21

	BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENTS	AVAILABLE BALANCE
RESERVES:				
Irrigation & Wells Reserve	22,464.58	923.69	0.00	23,388.27
Signage Area Reserve	22,132.42	6.76	2,245.00	19,894.18
Corkwood Lites Reserve	2,219.07	1,009.17	0.00	3,228.24
Spectrum Reserves	13,608.16	4.16	0.00	13,612.32
Subtotal Reserves	60,424.23	1,943.78	2,245.00	60,123.01
TOTAL RESERVES	60,424.23	1,943.78	2,245.00	60,123.01

(Unaudited – See Accountants' Compilation Letter)

Southern Woods POA Inc.

REVENUE/EXPENSE STATEMENT

Period: 11/01/21 to 11/30/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
REVENUE:								
04020	Annual Assessments	3,104.16	3,114.58	(10.42)	34,145.84	34,260.38	(114.54)	37,375.00
04021	Finance Charge	.00	.00	.00	234.61	.00	234.61	.00
04030	Spectrum Remedial Assmt	8,211.00	8,160.00	51.00	90,244.50	89,760.00	484.50	97,920.00
04031	Spectrum Door Payout	.00	.00	.00	72.92	.00	72.92	.00
04080	Lot Cleanup Assessment	712.00	776.00	(64.00)	7,832.00	8,536.00	(704.00)	9,312.00
04085	Permit Fees-ARC	.00	.00	.00	35.00	.00	35.00	.00
04500	Interest Income - Operating	.14	.00	.14	1.59	.00	1.59	.00
04510	Interest Income - Reserves	1.74	.00	1.74	18.77	.00	18.77	.00
	TOTAL REVENUE	12,029.04	12,050.58	(21.54)	132,585.23	132,556.38	28.85	144,607.00
				EXPENSES				
GROUNDS MAINTENANCE								
06040	Common Area Mowing	.00	16.67	16.67	.00	183.37	183.37	200.00
06060	Irrigation Repair	.00	274.00	274.00	1,790.14	3,014.00	1,223.86	3,288.00
06070	Landscaping Maint - Incidenta	.00	100.00	100.00	.00	1,100.00	1,100.00	1,200.00
06090	Spectrum cable	8,683.56	8,160.00	(523.56)	93,596.31	89,760.00	(3,836.31)	97,920.00
06100	Lndscpg Maint-Weed,Trim &M	450.00	416.67	(33.33)	7,325.00	4,583.37	(2,741.63)	5,000.00
06120	Landscaping Replacement	.00	250.00	250.00	114.07	2,750.00	2,635.93	3,000.00
06150	Lot Cleanup	.00	.00	.00	4,755.00	9,312.00	4,557.00	9,312.00
06290	Tree Maintenance & Replace	590.00	66.67	(523.33)	590.00	733.37	143.37	800.00
06300	Electric - Well & Sign Oak Pr	118.47	125.00	6.53	1,328.45	1,375.00	46.55	1,500.00
06310	Electric - Well Corkwood	24.14	54.17	30.03	371.30	595.87	224.57	650.00
06320	Electric Deerwood	6.57	8.33	1.76	65.56	91.63	26.07	100.00
	TOTAL GROUNDS MAINT.	9,872.74	9,471.51	(401.23)	109,935.83	113,498.61	3,562.78	122,970.00
MANAGEMENT & ADMINISTRATIVE								
08020	Management/Accounting Fees	807.77	794.58	(13.19)	9,135.47	8,990.38	(145.09)	9,785.00
08080	Corporate License, Taxes, Fee	.00	.00	.00	61.25	100.00	38.75	100.00
08100	Legal Expenses	.00	54.33	54.33	.00	597.63	597.63	652.00
08130	Insurance - General Liab & Pr	269.17	225.00	(44.17)	2,933.57	2,475.00	(458.57)	2,700.00
08160	Office Supplies, Postage, Prn	.00	225.00	225.00	103.68	2,475.00	2,371.32	2,700.00
08170	Entrance decorations	438.42	99.33	(339.09)	438.42	1,092.63	654.21	1,192.00
08190	Miscellaneous	271.36	33.33	(238.03)	271.36	366.63	95.27	400.00
09500	Bad Debt Expense	.00	150.67	150.67	1,455.98	1,657.37	201.39	1,808.00
	TOTAL MGMT & ADMINISTR/	1,786.72	1,582.24	(204.48)	14,399.73	17,754.64	3,354.91	19,337.00

Southern Woods POA Inc.

REVENUE/EXPENSE STATEMENT

Period: 11/01/21 to 11/30/21

Account	Description	Current Period Actual	Current Period Budget	Current Period Variance	Year-To-Date Actual	Year-To-Date Budget	Year-To-Date Variance	Yearly Budget
RESERVE FUNDING								
09100	Reserve Interest Expense	1.74	16.67	14.93	18.77	183.37	164.60	200.00
09120	Irrg & Well Reserve Funding	83.33	83.33	.00	916.67	916.63	(.04)	1,000.00
09121	Corkwood Lights Reserve	91.66	91.67	.01	1,008.34	1,008.37	.03	1,100.00
	TOTAL RESERVE FUNDING	176.73	191.67	14.94	1,943.78	2,108.37	164.59	2,300.00
	TOTAL NET REVENUE/(LOS	192.85	805.16	(612.31)	6,305.89	(805.24)	7,111.13	.00

AGED OWNER BALANCES: AS OF Nov. 30, 2021
ACCOUNT NUMBER SEQUENCE

* - Previous Owner or Renter

ACCOUNT #	UNIT #	NAME/ADDRESS	CURRENT	OVER 30	OVER 60	OVER 90	TOTAL
A-18	A-18	Steven & Lois Becker	0.00	0.00	0.00	20.00	20.00
C-09	C-09	Nicholas Athas	0.00	0.00	0.00	221.00	221.00
C-29	C-29	Mossennak Holdings, LLC	0.00	0.00	0.00	125.00	125.00
E-49	E-49	Mac O'Rear	0.00	0.00	0.00	125.00	125.00
E-57	E-57	Salvatore & Nora Cina	0.00	0.00	0.00	1079.16	1079.16
F-22	F-22	James E Sheridan	0.00	0.00	0.00	125.00	125.00
F-30	F-30	St. Lucie Development Corp	0.00	0.00	0.00	460.35	460.35
G-26	G-26	Mark H Crooker	0.00	0.00	0.00	96.00	96.00
H-03	H-03	Hurtado Carrasco	0.00	0.00	0.00	1058.04	1058.04
H-04	H-04	USAAMERIBANK	0.00	0.00	0.00	824.47	824.47
H-05	H-05	Juan Jose Lanz	0.00	0.00	0.00	1058.04	1058.04
H-06	H-06	Barbara McCafferty IRA	0.00	0.00	0.00	221.00	221.00
		TOTAL:	0.00	0.00	0.00	5413.06	5413.06