

SWRA Board of Directors Meeting

July 7, 2026

Call to Order – President Lee Eastman called the meeting to order at 9:05a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Sally Gantt, Debra Knight, William Phillips and Bob Taffet were present. Community Association Manager (CAM) Jason Klepper and Associate Community Association Manager (ACAM) Mike Dean attended the meeting to report.

Approval of Prior Minutes

The Board approved the Regular meeting minutes of June 16, 2026, as presented.

Review of Agenda – add Golf Cart Parade

CAM Report - Jason reported:

- **New Employee** – Ashley Johnston for front desk position.
- **Carr, Riggs & Ingram Accounting Services Proposals** - signed services contracts.
- **Gate Clickers** – Time to order, they are self-funding. We had purchased clickers this spring but do not think we have enough to finish the year. Sold 39 last month. The Board approved \$4,715.32 to purchase additional devices. Discussion followed on selling gate devices to non-owners such as realtors, marina boat storage customers, golf club memberships, yacht club members, etc. Jason will develop a proposal to address this program to sell to people who have some relationship.
- **Cyber Insurance** - expires next month so reached out to Broker Jake Thornell to start updating.

ACAM Report – Mike reported:

- **ARC** – Had 2 meetings since last Board meeting and approved 16 permit applications, one for new house. Have 2 permit application now for next meeting. Currently monitoring 114 actives, 31 for new homes. Have issued 138 permits in 2026. Issued a few fines for failure to complete new home within approved extension of time, site condition at new home, and work without permits, one of those as a multiple, repeat offender.
- **Gatehouse Renovation** at 49 is complete.
- **Paving & Drainage** - Ingram Paving has finished 2026 projects, striping company will come back one more time. Finished for 2026.
- **Moonbrook Park Sidewalk** – Working on, had to take out more sidewalk than originally thought due to extending tree roots. Costs remain within approved amount at this time, may have to ask for additional funds when it is time to stain. Reserve Funds for Moonbrook Park are \$12,500 after the \$22,500 expense for renovations.

- **Holiday Weekend** - Felt traffic was down a bit, had numerous issues with trespassing, a bit of vandalism and multiple complaints and responses on fireworks in StillWaters. No unusual or major issues.

Financial Report – Jason Klepper

Regions Bank Balance (Operating Fund) - \$372,985.39. We will have to transfer funds to make final payments for paving and the work on the sidewalk at Moonbrook Park.

AR outstanding collections reduced by \$52,550.16 since our last meeting to 273,697.55 (211 accounts)

- 66 of those have Credit balances totaling \$(11,327.02)
- 24 Collection Attorney accounts = \$93,410.69.
- 17 payment plan accounts = \$7,118.58. Was \$7,766.38. last meeting.
- 33 accounts that are just ARC fines, permits, other fees \$76,964.50
- 73 are all other (Annual dues) = \$107,530.80
- 20 additional owner stickers sold = \$800.00
- Gate Clicker Sales = 13,732.00 (121 sold). This is income, not profit.

TREASURER'S REPORT: Gene Akers

Nothing major to report this meeting. SWRA has earned \$40,000 in interest in the accounts at Morgan Stanley Investments with projected interest of \$97000 for 2026.

OPEN AGENDA

SWRA Lot Sales Update – We closed on four lots in June and signed a full price offer on another one at the end of June. Thus far we have closed on 11 lots in 2026. We are making steady progress in reducing the number of lots owned by SWRA. Additional 2 lots currently under contract.

Payment Plan Arrangement Updated – Jason updated as per the discussion last meeting and has updated the Financial Policies with proposed changes. After review and discussion of several options, it was agreed to make a few changes. The Plan Consideration fee up front of \$100. If no payment made or no pay plan arrangement set up prior to the January 31st due date, then the nonpayment fee of \$125 will be added to the account. If person goes into default by missing two payment dates pay plan is invalid. If they had set up Pay Plan prior to January 31st and nonpayment fee had not been added, then the nonpayment fee of \$125 will be added to the account balance. Liens would be filed on the property, and Member would lose right to vote on SWRA issues.

Jason will review the Payment Plan Promissory Agreement and SWRA Financial Policies and Procedures and send it out to the Board to review before our next meeting.

July 4th Holiday – The golf cart parade included 81 golf carts & ATV's. Bigger each year and the ice cream at the end at the SWRA Centre was enjoyed! Thanks to Bob for his coordinating with David and Patti Reaves, the fire department and The Golf Cart Source who sponsored the event. Signage for next year was discussed. If going to spend money on signage we need to be

sure it can be used for more than one year and that it clearly states time, place and just July 4th without day of the week.

New Agenda

SWRA Centre Event Parking – Bob Taffet brought up additional parking near the SWRA Centre. He stated that there were a number of cars parked in the lot during the Golfcart parade. He suggested that SWRA explore purchasing adjacent property behind Pineview Pool and pave for parking, then charging for weekend or additional parking from home owners or condo owners. Board discussion followed. It was agreed that this would not be a good option at this time and not sure there is a real need for overflow parking most of the year. Would entail costs to purchase and develop, land is residential lot under 1987 covenants and costs to monitor parking. Bob recommended that we keep our eyes open to accommodate overflow parking.

Maintaining Future Greenspace – Gene Akers expressed his concern over the loss of trees and greenspace as large parcels are developed. Suggested that long term we consider putting some lots owned by SWRA in conservatory to maintain green space and/or adding requirements to the ARC permitting process. Concerned about saving some green space. Looking at ARC policies to do some forward thinking to maintaining green space was suggested. Could write into Exhibit B of the 1987 Covenants.

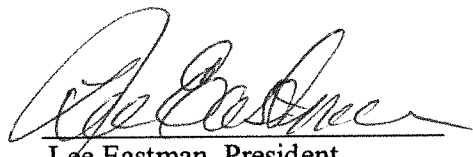
It was agreed to invite ARC members to come to a meeting to discuss. Debra Knight volunteered to pull some information on this for discussion.

Board Meeting Schedule – Scheduled Board meeting dates are July 21st, August 4th and August 18th, 2026.

A motion to adjourn the Regular Session at 10:23am. into Executive Session to handle confidential lot sale information, staffing, and legal matters was made and unanimously approved.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Date 7/21/26

