

SWRA Board of Directors Meeting September 1, 2026

Call to Order – President Lee Eastman called the meeting to order at 9:03a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Sally Gantt, Debra Knight and William Phillips were present. Bob Taffet was excused. 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 August 4, 2026, as presented.

GUEST: Mike Hilyer new property owner on StillWaters Drive

Review of Agenda – Remove Review of policies timeline and Add Christmas Parade

CAM Report - Jason reported:

- Business as usual, looking into upcoming billing process to coordinate with Carr, Riggs, Ingram and our QuickBooks system.
- Labor Day extra coverage is lined up for holiday traffic.
- Interest from a few residents about pickleball and tennis courts – asking for repairs. Would need to define the scope of work. May want to do a survey to determine level of interest/use by property owners. Ask those requesting upgrades for a list of those playing showing property owners and guests.
- Starting work on identifying items for budget for 2027.
- Grilling lunch for the staff appreciation this Friday and board is invited.

ACAM Report – Mike reported:

- ARC – since last meet approved 14 new permits – 4 are new homes, one was not approved due to fence height exceeding allowed height. 9 permits to review at next meeting. 101 active permits with 28 of those being new homes. Some fines for work prior to permit applications and one site issue.
- Met with a couple of Sothebys realtors – Lake Martin Builders group is working on Inverness 8 lots - planning to build and name it “Creekside at StillWaters”. They are interested in the small triangle of land owned by SWRA for their signage. Jason will contact Sealy Hargrove to give us a value to discuss selling this to them, with an annual fee attached. Board discussed and agreed that there would be no additional access allowed off of Moonbrook Drive, no additional cuts into the area.
- Drainage on Pebble Beach flume should start in about 4 weeks.

- Lined up Sheriff 's deputies to patrol starting at 4pm on Friday through Labor Day – 2 shifts per day. Will ramp up coverage at gate entrance to accommodate additional traffic on Friday night and Sunday night with special event passes due to events at Prime Steakhouse.

Landscaping – Debra stated that the Front entrance needs some attention for tall weeds and crepe myrtles -suckers need trimming off more often. Working on a plan for the island where the banner is currently as the one tree is dying and the others may not be far behind. Instead of replacing the tree would like to put in some hard scape with low grass.

Debra suggested that in addition to the plants for this area that Mike look at Plant list for other areas as it may be a good time to order for fall replacements.

Financial Report as of August 27, 2026 – Jason Klepper

Regions Bank Operating Account Balance as of 8/27/2026 - \$233,852.92

Accounts Receivable

Total Outstanding Collectibles	\$245,615.89 (179 Accounts)
64 - Credit Balances	\$(11,165.28)
19 - Collections Attorney Accounts	\$ 84,203.99
13 - Payment Plan Accounts	\$ 4,334.92
32 - Fines, Permits, Other	\$ 86,591.00
51 - All others (HOA FEES)	\$ 81,651.26

2026 - Owner Sticker Sales \$ 840.00 (21 sold)

2026 - Gate Clicker Sales \$16,557.00 (139 sold)

SWRA Lot Sales Update – 14 lots sold year-to-date 2026. No lots currently under contract.

TREASURER'S REPORT: Gene Akers

Investment \$2.4 million in Morgan Stanley investment account. Have accumulated \$38,500 in interest this year thus far.

OPEN AGENDA

Greenspace - ARC Input– Waiting on ARC to review and respond.

NEW AGENDA

Event Dates – Lee is working on schedule.

- Board Review of CAM
- CAM & ACAM review of employees
- Pay increase date
- Bonus date

Nominating Committee Appointments for Board Election

President Eastman appointed Bob Taffet (Chairman) and William Phillips to serve as the Board representatives.

The following property owners have agreed to serve on the Nominating Committee for the next election of the SWRA Board of Directors:

- Jackie Graham 334-324-8066 maxjack86@charter.net
- Cherie Stephenson 334-462-6227 cms1984lake@gmail.com
- Allen Stern 334-538-0978 allenstern@aol.com

A motion to appoint the Nominating Committee members as stated above was made, seconded and unanimously approved.

Review of Policies Timeline – Save for next meeting.

Moonbrook Guardrail – Mike Dean presented a quote on installation of 170 linear feet of guard rail at \$15,050.00 to match the others in the community. Discussion followed on other options for this area. Mike will contact Consultant Waggoner Hagan to see if he has any recommendations.

William asked about the curve area close to that where the group of townhouses are on the other side of the road. Discussion followed concerning additional turn around area for those units, so they do not back into the main street. The original plans for these were different with a drive thru to exit at a different location however the developer never completed the planned project. Lee asked Mike to check with Hagan for any options in this area also.

Stop Signs/Speed Bumps – A few residents approached Jason with questions about a way to reduce speeds on StillWaters Drive. It is a main thoroughfare, and speed limit is set at 35 mph. Jason stated that he had contacted Sherriff's department about additional patrols, but they have limited staffing. Different options were discussed with all having pros and cons. Speeding has been an issue in StillWaters for many years as it is in many areas. One suggestion was to check to see if SWRA can hire off-duty personnel to write speeding tickets.

SWRA Fees Review – As requested, Jason presented a spreadsheet of all fees for the board to review. Some fees are not covering the costs of the program, would like for them to maintain themselves at least, not really looking to make money on the services fees.

Trash can service and Boat Storage are two areas that were discussed along with several other small fee items. It was suggested that we move the billing for the trash and boat storage services from October to the first of the year to be part of the regular budget process and billing with annual fees to save on staff time. Both Jason and Mike felt that this change would be helpful. We can notify people through the newsletter concerning the billing cycle.

A motion to change the billing cycle on Boat Storage and Trash Can programs to January to sync up with all other services billing was made. Seconded and approved.

Used Gator – Mike presented that a property owner has a gator to sell, we use 2 that currently have more than 4,000 hours on them and one will need a new motor soon.

1250 hours on this 2012 one. Mike has checked, better than average condition and has all accessories and we can purchase it for \$5,500 – comparative pricing on this. Mike is recommending that we purchase this equipment. Could keep the other two or sell or have an additional for parts.

A motion to follow the recommendation to purchase for \$5500 of this equipment using Truck Reserves was made, seconded and approved.

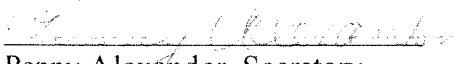
Christmas Committee - Meeting tomorrow at 1p.m. Date for parade was discussed as we would like to do earlier this year. Coordinate to have tree lite and take photos with Santa. SWRA purchased a Santa suit last year. Could start at 3:30 or 4:00 at Moonbrook Park and end up at Prime Steakhouse for hot chocolate or at the SWRA Centre. After looking at the calendar, it was agreed to schedule the parade for Saturday, December 12th.

Christmas Committee will discuss routes and report back to the Board with suggestions.

Board Meeting Schedule – Scheduled Board meeting dates are September 15th, October 6 and October 20, 2026.

A motion to adjourn the Regular Session at 10:15am. into Executive Session to handle confidential information and legal matters was made and unanimously approved.

Respectfully submitted,


Penny Alexander, Secretary


Lee Eastman, President

Date Sept 15, 2026