SWRA Board of Directors Meeting
October 20, 2026

Call to Order – President Lee Eastman called the meeting to order at 8:55a.m. at the SWRA Centre. Board members Gene Akers, Penny Alexander, Sally Gantt and William Phillips were present. Community Association Manager (CAM) Jason Klepper and Associate Community Association Manager (ACAM) Mike Dean attended the meeting to report. Debra Knight (9/16/26) and Bob Taffet (10/7/26) resigned due to personal reasons.

Approval of Prior Minutes

The Board approved the Regular meeting minutes of September 15, 2026, as presented. Board meeting of October 6, 2026, had been cancelled.

CAM Report - Jason reported:

- Request – Kids lemonade Stand – Nov. 6th and Nov. 7th - Young girls do this every year to raise funds for charity. They have requested adding a professional photographer to offer photos for sale to increase donations and would like to hold somewhere other than their street. Moonbrook Park is a good location. Event is not sponsored or advertised by SWRA as it is an individual effort.
- Complaints about a commercial vehicle being parked at residence in StillWaters. (Man who drives his logo truck to and from work.) Board agreed that this has been addressed in the past and legal advice was that property owners are allowed to park a work vehicle at their house as long as it is legally parked if it is their transportation to work.
- Question about Trash Cans and Propane Tanks not screened from the street. Board discussed requirements and agreed that the covenants address screening. Jason will put a few sentences in his newsletter article to highlight and notify owners that we will be focusing on enforcement of this issue.
- Tax funds for roads – Both Jason and Mike have had conversations with Ed Oliver. Since StillWaters is a private entity, we are limited to access for most of these type funds/grants. Would have to incorporate as a municipality to apply. Jason has contact names if SWRA is interested. Board agreed that there would be additional expenses and responsibilities, not interested in pursuing changing to a city/town or in annexing into Dadeville.
- Buddy McDaniel continues to approach Jason about building pickle ball courts and bathrooms. SWRA does not have the funding to do this. His group gathered information and costs and gave to Jason. Buddy wants to make a presentation to the board. He has still not provided our requested list of property owners involved in his pickleball group.
- Office Closing for Holidays. Thursday and Friday for Thanksgiving, Christmas and New Year's.
- Third quarter financials were received last week however additional report was not updated so Jason sent it back for correction. He will send to the Board once he has the revised version.

- Sonny Rozelle – Windjammer property. Jason has continued to reach out to him over the abandoned/beached boat and unkempt/unsafe conditions with no response. Board asked Jason to contact Attorney Odom for next steps in gaining compliance.
- Renewed copier contract with Modern Business Systems on copiers. New equipment for less money and simple transfer/no changes.
- Reviewed a few topics for the upcoming newsletter.

ACAM Report – Mike reported:

- ARC – since our last meeting they have approved 48 new permits with 5 for new homes. Have 8 applications for review tomorrow's meeting. 122 active permits with 32 of those being new homes.
- Landscape & Maintenance – New hire Hayden Hill is working out well in landscape/maintenance. Hired Craig Smith for night shift for 49 gate weekend shifts. Huey Mettes is retiring Oct 26th · Evaluating changing weekend hours to cover maintenance at condos. Crayton Vickers has also retired after many years.
- Hwy. 49 entrance –Tree was removed that was not thriving. Will put 3 boulders, 5 Yaupon hollies and grasses to match the other end of the medians. Moving forward to complete the $1600 replacement project.
- Storm Damage Cleanup – SWRA staff did a timely and great job on removing limbs and debris. Mike handled hiring some needed assistance for large tree removal with some professional services. The clean-up was quick and neatly done. Many positive comments from property owners on how fast and well it was handled.
- Paving and Drainage – Should have budget numbers early next week and has Hagan Waggoner is assisting on some additional projects concerning speed control ideas.
- Pebble Beach Drainage Repairs are completed.
- Budget prep going on and gathering pricing on several projects.

Financial Report as of October 16, 2026 –For October 2026 Board Meeting

Regions Bank Operating Account Balance as of 10/16/2026 - $175,985.47

Accounts Receivable

Total Outstanding Collectibles	**$ 193,470.99**	**(112 Accounts)**
38 - Collections Attorney Accounts	$ 133,093.71	
9 - Payment Plan Accounts	$ 1,559.74	
31 - HOA Dues/Fees	$ 17,739.92	
17 - Building Permits	$ 34,100.00	
12 - Fines	$ 3,589.00	
2 - Other	$ 1,862.62	
3 - Transfer Fees	$ 1,526.00	

2026 - Owner Sticker Sales $ 880.00 (22 sold)
2026 - Gate Clicker Sales $ 17,957.00 (153 sold)
2026 - Lot Sales- 14 lots sold year-to-date. No lots currently under contract.

TREASURER'S REPORT: Gene Akers

Requested budget numbers for 2027 from committees as soon as possible.

2027 Annual Fee - The annual COLA adjustment for 2027 is 3.6%. **Gene made a motion to increase the annual maintenance fee for 2027 by 3.6%. It was seconded and approved.**

2026 Assessment - Based on anticipated and projected budget needs, in order to maintain the current service level for property owners and to maintain and preserve SWRA assets, **a motion to approve an annual assessment of $100 for the 2026 year to be billed with the 2027 annual dues to be effective at the close of business on October 20, 2026, seconded and carried unanimously.**

Boat Storage – Comparison to others in our area, we are way under other facilities. If the annual rate increases to $450 ($37.50/month) it would generate $10,000 income annually. **A motion to increase the boat storage fee to $450 per spot starting in January 2027 was made, seconded and approved. Billing will start January 1, 2027.**

Garbage Roll Out Service - Currently $150 per year for one can. Represents $22,800 income. Our costs per year are approximately $30,000 per year. Proposed increase to $225 per year for 1 can $11,400 increase in income which will put us above the expenses. 2nd can currently $50 per year; proposed to increase it to $75 per 2nd can.

A motion was made to approve at the above proposed increases. Motion was seconded. Discussion followed. Trend line for usage has been increasing over the years. It is labor intensive and we need to cover association expenses. It is a valuable service for many in our community. Increase amount was discussed. **Motion was amended to change the fee for garbage roll out service to $240 annually for one can with the second can at $75 per year to be billed starting January 1, 2027. Motion was seconded and approved.**

Other Fees/Services - No increase at this time.

ARC – Board will as ARC to discuss and review current building and impact fees.

OPEN AGENDA

Christmas Committee – Parade/Tree Lighting - Sally shared that the committee met at the park to discuss decorations and tree lighting. The Board has several times discussed expanding a December event and holding it earlier in December. Use the park as our main focal area on December 12th. Board previously set date for Christmas tree lighting and the Christmas Golf Cart Parade for December 12th. Santa Clause has been engaged, StillWaters resident has agreed to lead singing of a few Christmas Carols, golf cart parade through neighborhood to end at Prime for hot chocolate.

Sally shared her email to and response from Patti Reaves who stated they would hold a golf cart parade on December 19th instead. Discussion followed on staff time commitments and reasonable expectations, busyness of December weekends for all, issues of two versus one event, liability and responsibility covered by SWRA. Parking overflow can be handled at Moonbrook Park as it has been for Family Fund days with staff directing traffic. It was agreed that due to increase in participation and risk that any vehicle participating in the parade must be registered

with a signed waiver. Those not already registered can register at the event. The board appreciates the Reaves efforts however this is a SWRA sponsored community event. **Board agreed to keep the date of December 12th and will advertise with newsletter and eflash.**

NEW AGENDA

Committees – Changes needs as there has been one resignation of a Finance Committee member and empty chairmanships of Social and Landscape & Facilities Committees due to the two Board resignations.

- **Social Committee -** Between meetings Lee had asked Sally to take over the Social Committee and incorporate the Christmas events on the calendar. She had agreed and proceeded.
- **Nominating Committee** – Lee had asked William to Chair the committee and one other Board member is needed. Gene agreed to serve. **A motion to appoint William as Chair of the Nominating Committee chair and Gene as the second Board representative was made, seconded and approved.** There will be two Board seats elected for three-year terms, one elected to serve the remainder of a two-year term and one elected to serve the remainder of a one-year term.
- **Landscape and Facilities** – Penny volunteered to serve as Chair to continue with the current plans. Sally, Penny, Mike and Jason are scheduled to meet today to discuss and prioritize 2027 projects and budget numbers to submit to Gene for the proposed budget.

Most of the plans involving Social and Finance are completed so it was agreed that we will suspend any new activities for these committees at this time. Once new Board members are appointed to fill the two open seats or elected this can be revisited.

Vice President of Board – Need to elect a new VP since Debra Knight resigned. **A motion to elect William Phillips as Vice President was made and seconded.** Brief discussion on duties followed. **William agreed to serve and motion was approved.**

Welcome Center Renovation - Jason shared a scope of work and rough sketch of changes to the space. Some structural details will have to be researched/investigated. Mike has lined up one contractor for an estimate. Project would be put out for bids due to size. The large meeting area space should allow approximately 100 with just chairs or 50 with tables/chairs. Large door openings to the back deck will be explored among other items.

Cash Flow Management – Jason shared information on upcoming needs to move funds from our investment account to the operating account for the remainder of 2026. Average spent is $130,000 per month from operating funds. Also invoice for the Pebble Beach drainage repair costs of $14,500 is due to be paid. Currently have $167,000 in the operating bank account. Some 2027 dues will be deposited in December. Money can be moved with a phone call. It was agreed that Jason and Gene would move funds when needed, leaving them in the investment account as long as possible to earn interest.

Old Popular Point /SWRA property Issue – Gene brought up and will gather info to bring to Board. A few years ago, a resident who has an end unit property at Popular Point inquired about

purchasing SWRA land adjacent to him. The two parties could not agree on the price of this small waterfront property but did allow him to landscape/maintain if he wished. If SWRA sells it would generate an addition annual fee & assessment. Gene will bring for next meeting.

Develop Road Usage Policy – There may be a need for future protections and board will work on developing one.

Board Meeting Schedule – Scheduled Board meetings are November 3, November 17, 2026.

A motion to adjourn the Regular Session at 10:43a.m. into Executive Session to handle confidential information and legal matters was made and unanimously approved.

Respectfully submitted,

Penny Alexander, Secretary

Lee Eastman, President

Date 11/3/2026