

SRI AGENDA MEETING

September 9, 2026

The SRI Agenda Meeting was called to order by Cliff Thomson. Cliff read a list of accomplishments that happened during the summer that included the continuation of the replacement of Electrical Pedestals, a new pool pump, new gaming chairs, new Shuffleboard screens, By-Laws and Master Occupancy retyped, reviewed, and will be sent to the attorney, added wind insurance with the completion of the new roof, temporary speed bumps installed to determine if they will help with the speeding issue in the Community, producing some positive comments and also some negative comments, preliminary budget review, and a reminder that we are under watering restrictions.

Roll call was taken. Present were Cliff Thomson, Terry Ellingson, Dawn Huffman, Susan Browne, Melanie Horaney, and Tom Tudor. Absent were Penny Curvin, Jean Findley-Donahue, Terry Rice.

Dawn Huffman presented to the Board for their approval the following ARC approved requests.

Joe Goodman	Unit 11	Install lattice with three (3) 4' White Lattice to support Hibiscus
Motion to Approve:	Terry Ellingson	
Roll Call:	Approved by Board Members attending except Tom Tudor abstained as he had not seen the request.	
Gary & Peggy Guiou	Unit 20	Repair cracks and paint driveway to match awnings
Motion to Approve:	Terry Ellingson	
Roll Call:	Approved by attending Board Members	
Tim Stell	Unit 24	Remove front right window, replace with double doors, stipulation: door not wider than 6'
Motion to Approve:	Terry Ellingson	
Roll Call:	Approved by attending Board Members	
Jayne Lucas	Unit 35	Install a CROF membrane roof over existing roof and replace gutters and downspouts

Motion to Approve: Terry Ellingson
Roll Call: Approved by attending Board Members

Michelle Oberto Lot 69 Paint driveway and two (2) shutters Silver Gray

Motion to Approve: Tom Tudor
Roll Call: Approved by attending Board Members

Edward Hillier Unit 90 Put in a concrete walkway along the driveway and the mobile for easier access to the shed

Motion to Approve: None
Postponed to September 23 Meeting for further discussion

Patrick Leach Unit 154 Demo existing shutters and replace with awnings on the north side of the home. New awnings will be white to match existing other awnings

Motion to Approve: Terry Ellingson
Roll Call: Approved by attending Board Members

Robert Van Dyke Unit 255 Move front doorsteps to accommodate a wheelchair lift. Handrails moved as necessary.

Motion to Approve: Melanie Horaney
Roll Call: Approved by attending Board Members

Laura Fettridge Unit 259 Paint two (2) entry doors, all shutters and awnings, trim on shed door, and front eave

Motion to Approve: Cliff Thomson
Roll Call: Approved by attending Board Members

Lisa presented the invoice for the replaced Electrical Pedestal for units 38/39 & 44/45 for \$5,600.00. Since it was an emergency it had to be replaced prior to the first meeting in September. Tom Tudor made a motion to approve the payment which was seconded by Terry Ellingson and then approved by the attending Board Members.

Tom Tudor advised the community that on the electrical boxes there is a lightning arrester that can be removed. Tom also reported that he could not locate any gators in our retention pond. Since the water has receded they have moved on.

Terry Ellingson wanted further clarification as to the information that was circulating that there were six (6) golf carts plugged in. That statement was not confirmed. Determined that his waiver needed to be reviewed.

Dawn Huffman discussed the discrepancy on Open Violations as to what we see on the app and what Lisa is seeing in her system. She will follow up with Jenny at Ameritech.

Susan Browne commented on the Speed Bumps and responses she has heard that there is not enough clearance on side streets for golf carts to go in between the bumps.

Tom Tudor made a motion to extend to the September 23rd meeting the motion on speed bumps. At the September 23rd meeting we will discuss a new motion extending to December 1.

Melanie Horaney – Shuffleboard Courts I have been informed that the shuffleboard courts now need to be resealed and painted as there are many cracks in them. The approximate cost is \$3,800.00. However, the reason for the cracks is because of the gutters that need to be repaired before the resealing and painting can be done. The gutters are also approximately \$3,800.00. I will be looking at Reserves to see if we can move any money around to accomplish this before the start of the season in November.

Dawn Huffman advised that she has been looking at LED signs and that the approximate cost is \$2,000.00 - \$3,000.00. Will be discussed further at a future meeting.

Question was asked about the can money. It is in a separate account and Brenda Wester reported that the balance is \$630.12

Jayne Lucas from lot 35 Asked if we have considered speed humps instead of bumps. Advised that Seven Springs has some that are permanent and non-jarring.

Brenda Wester from lot 66 asked if there was a limit as to how long a home could remain empty. No one on the Board was aware that it was mentioned in the SRI documents anywhere and would investigate it.

Lynne Casey from lot 81 complained about the lawn mowers and how they were leaving deep tracks in her yard and tire marks in her driveway. She also noted that when they

mowed her driveway was full of slugs. Inquired if this is something the fertilizer company is spraying for. Will review contract for specifics.

Alan Baron from lot 200 requested additional set of bumps on Azalea

Lisa Curry advised that the painting started. Pool is currently closed for that reason. Please stay out of the painter's way and do not touch the wet paint.

Cindy Stinard from lot 13 inquired into the length of time for an ARC request to be approved.

Cliff Thomson advised that he and Keith Phillips from Ameritech would be developing a policy for spending limit approvals.

Joe Goodman from lot 11 inquired as to the color of the clubhouse trim and doors. Cliff advised that the trim will be off-white and the doors will be a darker green.

Dawn Huffman made a motion to adjourn the meeting which was seconded by Tom Tudor and approved by Board Members attending the meeting.

Melanie Horaney
SRI Board - Treasurer