

SPEHA

Monthly Board Meeting

November 19, 2025

Monthly board of Directors Meeting November 19, 2025.

Board Directores Present: Marvin Jackson, Greg Clark, Martin Lopez, Ron Larivee, Cory Chodachek, Hoot Wiseman

Absent Directors: Christine Fills

Neighbors present: Monica Wiseman, Paul Rieth, Christy Larivee

Meeting held at Suntree Masters conference room at 7750 Spyglass Hill Rd, Melbourne, FL 32940. The president called the meeting to order at 7:00PM and noted that the Notice of the Board Meeting and agenda was duly noticed 48 hours in advance of this Board of Directors meeting.

The October 22, 2025 meeting minutes were read and accepted. Marvin motioned to approve minutes, seconded by Martin. The motion passed unanimously.

Treasurers Report: Current expenditures are in line with the budget except for one special item: the legal mediation fee was billed and paid. All the 2026 assessments were mailed on November 9th, and are due on December 15th.

Lake Maintenance: On going. Nothing to report

Landscape Committee: Veterans Day decoration was successful. Looking for volunteers for Christmas decorations. Corey and Chris will help.

ARC committee: Nothing to report

Welcoming Committee: No one new to greet.

New Business: (1) Christine Fills has volunteered to take over as Secretary. Marvin motioned to elect Christine Fills as Secretary of SPEHA, Martin seconded the motion. Motion passed unanimously.

(2) Martin briefed unclassified public details of the lawsuit:

- Insurance has assigned an attorney to the Association.
- No deductible at the onset.
- Attorney filed a response on Nov 18, 2025 to the Brevard County Court.

Next BOD meeting will be held on December 17, 2025.

SABAL PALM ESTATES HOMEOWNERS ASSOCIATION, INC.

The President dismissed all audience members and the board directors went into closed session, Attorney-Client Privileged, to discuss the current lawsuit details.

Motion to adjourn was made by Ron Larivee, seconded by Greg. Motion passed unanimously. Meeting was adjourned at 7:44 PM.

Date: Wednesday, December 17, 2025

Time: 7:00 PM Eastern Time (US and Canada)

Location: Suntree Master's office building conference room at 7550 Spyglass Hill Rd, Melbourne FL.

AGENDA

1. CALL TO ORDER
2. VERIFICATION OF NOTICE & QUORUM
3. Minutes
4. Treasurer Report
5. Lake Maintenance
6. Landscape Committee Report
7. ARC Committee Report
8. Welcoming Committee Report
9. Unfinished Business
10. New Business:
11. Adjournment