

SABAL PALM ESTATES HOMEOWNERS ASSOCIATION, INC.

**Minutes for Board of Directors Meeting - February 18, 2026
at the SMHA conference room at
7550 Spyglass Hill Road. Melbourne, FL**

BOD meeting Call to Order: The President, Marvin Jackson, called the meeting to order at 7:00 PM

Verification of Notice and Quorum: The President noted that the Notice of the Board Meeting and Agenda were duly posted 48 hours in advance of this Board of Directors Meeting, and a quorum was present.

Board members present were - Marvin Jackson, Hoot Wiseman, Greg Clark, Martin Lopez, Ron Larivee

Non-board residents present were - Christy Larivee, Monica Wiseman, Pat Jackson, Paul Johnson, Manasa Thimmegowda, Paul Rieth

Minutes: The January 21, 2026 draft minutes were sent out to each director prior to this meeting. All Board members responded in the affirmative that they had received and reviewed the January minutes prior to this meeting. Jackson motioned to accept the January minutes as submitted, Wiseman seconded. Motion carried unanimously.

Christine Fills and Corey Chodachek submitted their resignations as BOD directors to the President. Both resignations were acknowledged by the President. Pat Jackson volunteered to serve as Association Secretary until the next election. Wiseman made the motion to appoint Pat Jackson as the Secretary. Wiseman seconded the motion. Motion passed unanimously. Lopez made a motion to accept and record the resignation of the Corey Chodachek and Christine Fills. Wiseman seconded. Motion carried unanimously.

Treasurer's Report: Checking Balance \$7,602 , Money Market Balance: \$40,064. Lopez motioned to accept the treasurers report, seconded by Larivee. Motioned passed unanimously.

Lake Maintenance: Nothing to report, normal maintenance. There was an alligator sighted behind 719 Autumn Glen Drive. Jackson spoke with the homeowner, contacted the Brevard nuisance animal group and gave them permission to remove the alligator. The gator guy has not found the nuisance gator to date.

Landscape Committee Report: Nothing to report. Christie Larivee volunteered to head the Landscape Committee again due to Corey Chodachek's resignation. Jackson will check with Corey regarding the key to the storage unit. Paul Reith volunteered to help with decorating the fronts and any other jobs that may come up. Lopez, Jackson, and Wiseman will fill in as landscape committee helpers for Christie.

ARC Committee Report: Received two Mod-ARC's to be reviewed at end of this meeting.

Welcoming Committee Report: Nothing to report.

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Unfinished Business:

- (1) Electrical repairs to East and West entrance signs. Marvin contacted two vendors for estimates. Waiting on response.
- (2) Add and remove members from Nominating Committee. Wiseman motioned to remove Corey Chodachek from the Nominating Committee. Lopez seconded. Motioned passed unanimously. Lopez motioned to add Hoot Wiseman and Pat Jackson to the Nominating Committee. Marvin seconded. Motioned passed unanimously.
- (3) Remove members from ARC Committee. Wiseman motioned to remove Christine Fills and Corey Chodachek from the ARC Committee. Lopez seconded. Motion passed unanimously.
- (4) 2026 Annual Meeting of the Members and board election dates:

February 27, 2026: Last date to mail the letter informing homeowners of the date of the meeting and requesting names for the ballot. Hoot plans to complete this letter and have it mailed by February 22, 2026.

March 13, 2026: Deadline for receipt of request in order to be placed on ballot as candidate for the BOD.

March 22, 2026: Target date to mail the voting package. This package includes the end of year (EOY) report for 2025, time and location of meeting, ballot with proxy and an explanation letter on voting procedures.

March 31, 2026: Deadline to mail the voting package and Notification of the Members Meeting.

April 15, 2026: Date of the 2026 Meeting of the Members. Time and location TBD

Wiseman made a motion to establish the dates to have the nominations returned deadline to be the 13th of March and the mailing of the Meeting of the Members package on March 27th. Larivee seconded. Motion passed unanimously.

New Business:

- (1) Lopez reported that the Associations' insurance bill was received for 2026. The cost has almost doubled from last year. Lopez recommended renewing this years insurance with the current carrier. Still need quotes for indemnification insurance.

Lopez made a motion to amend the 2026 budget by canceling the professional installation of Christmas lights. Seconded by Jackson. Motion passed unanimously.

- (2) The SMHA board room will no longer be available for use by members. Wiseman will scout for a new meeting location. Prospects include the local library, churches, etc. Next board meeting will be Friday, March 27th pending securing a meeting location and the standard time may change.

Next board meeting: Friday, March 27th

Adjournment: Marvin Jackson made a motion to adjourn the meeting at 7:58 pm. It was seconded by Martin Lopez, and the meeting was adjourned.

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Meeting of ARC committee.

Marvin convened the ARC committee. Jackson, Lopez, and Wiseman were present.

Mod-ARC request from 771 Autumn Glen to replace all windows with same style and color. Wiseman motioned to approve. Lopez seconded. Motion passed unanimously.

An ARC request was submitted by Paul Johnson, to paint the exterior of his residence. The colors are approved colors from the SPEHA color book. Wiseman motioned to approve. Lopez seconded. Motion passed unanimously.

The ARC committee adjourned at 8:02pm.

Respectfully submitted

Pat Jackson