

SABAL PALM ESTATES HOMEOWNERS ASSOCIATION, INC.

**Minutes for Board of Directors Meeting - December 17, 2025
At SMHA conference room, located at 7550 Spyglass Hill Road**

BOD meeting Call to Order at 7:00pm

Marvin Jackson Chaired the meeting.

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

Non-board residents present were - Christy Larivee, Paul Reith

Verification of Notice and Quorum: Marvin Jackson noted that the Notice of the Board Meeting and Agenda were duly posted 48 hours in advance of this Board of Directors Meeting.

Minutes: The November 19, 2025 minutes were read by MartinLopez. Ron Larivee made a motion to approve the minutes as written. Martin Lopez seconded the motion, and the motion carried unanimously.

Treasurer's Report: Checking Balance \$13,698.90: Money Market Balance: \$ 30,063.68. A monthly profit and loss statement was given to the directors in attendance. Hoot Wiseman further stated that as of this meeting there were twenty-two (22) outstanding assessments.

Lake Maintenance: Normal Maintenance was conducted by the vendor, and an alligator was seen by numerous homeowners.

Landscape Committee: Christie Larivee resigned as chairperson of the landscaping and decorating committee and was replaced by Corey Chodachek.

Arc Committee: Marvin Jackson at 748 Autumn Glen Dr submitted an ARC request for pavers for his driveway and back yard. Martin made a motion to approve, it was seconded by Corey Chodachek, and approved unanimously.

Welcoming Committee: Nothing to report.

Unfinished Business: Corey Chodachek stated that there has been continued vehicle parking on the grass at both ends of the block. Marvin Jackson added that this has been an ongoing problem for years and that they did have eight (8ft) signs installed years ago, and someone removed them. Christine Fills stated that if the signs are installed and then removed without board approval, then we should file a police report for vandalism. Martin Lopez stated he would explore hiring a tow company that would install the signs and would also patrol the area and remove cars parked on the grass. He will report back to the board at the next meeting.

New Business:

(1) Martin Lopez updated the board on a pending lawsuit. He stated that a trial attorney has been assigned, and the attorney made a motion that the suit be dismissed because they were not served properly.

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The case was dismissed, but the plaintiff refiled, and everyone has now been legally served. The insurance company's attorney is handling the matter and will be asking the judge to have the plaintiff explain exactly what they are asking for in this lawsuit. Martin stated the lawsuit is in the beginning stages and months away from discovery.

(2) The Nominating Committee will be chaired by Martin Lopez and Corey Chodachek, who will be sending letters.

(3) Zoom: Going forward, there will be no Zoom link provided for the meetings. Martin stated that one attorney did not state not to do it, but we should be careful not to use personal devices to facilitate the Zoom link because this can be subpoenaed for court purposes. Hoot reported that our Association attorney recommended we not use Zoom. Hoot Wiseman recommended that the association not purchase a device to use for Zoom.

Next board meeting: The next meeting will be on January 21, 2026, at 7 pm.

Adjournment: The meeting was adjourned at 8:13 pm.