



*Minutes away. A world apart.*

5710 Ogeechee Road, Suite 200-262  
Savannah, GA 31405  
(912) 417-9617  
info@swshoa.com

**February 3, 2021**

**Dear Sweetwater Station HOA Member,**

Our next scheduled annual HOA meeting will be **Saturday, February 27, 2021, 2:00pm to 4:00 pm. Due to COVID-19, this will be a virtual meeting.** The following link will be posted on HOA website.

<https://zoom.us/j/95313047288?pwd=SFRCN2Mxc0EyVWJDb2JDRUxnYjNqQT09>

Meeting ID: 953 1304 7288

Passcode: 810954

Please be sure to join us at this meeting or provide us with your ballot/proxy. Completed ballots/proxies (attached in this letter) can be either emailed or mailed to the addresses listed above and must be received by **February 26, 2021**.

This year, there are 4 board seats up for election. Of those 4, 3 have expressed interest in continuing to serve. The HOA will need at least one additional board member. If you would like to volunteer to become a board member, please email us at [info@swshoa.com](mailto:info@swshoa.com) by **February 21, 2020**. We will then make sure that your name is on the ballot for the meeting. Otherwise, the members will write-in their selection at the meeting.

This year we will be discussing the next steps in the amenities project. An architect has been hired for the project and planning has begun. Completion of this project will involve significant expense to our Association. There is likely to be a vote of the membership on the amenities plan. We need as much participation as possible. We look forward to seeing you on **Tuesday February 25, 2020 at 6:30 PM**.

Sincerely,

**The Sweetwater Station HOA Board of Directors**

Enclosures:

Agenda

Budget

Proxy/Ballot

# **AGENDA**

## **2021 Sweetwater Station HOA Annual Meeting**

- I. Call to Order
- II. Approval of Prior Meeting Minutes
- III. Annual Reports
  - A. President's Report
  - B. Treasurer's Report
- IV. Business
  - A. Amenities Proposal
  - B. New Business
- V. Election of Board Members
- VI. Adjournment

## Sweetwater Station Homeowners Association 2021 Proposed Budget

Income

4110	Association Income (275 homes x @288 x 90%)	71,280.00
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Total Income

71,280.00

Expense

6031	Meeting Expenses	155.00
6041	Web Services	180.00
6042	Postage	285.00
6043	PO Box Rental	315.00
6044	Office Supplies	475.00
6074	Landscaping	23,700.00
6077	Lake Management Fees	5,520.00
6095	General Liability	3460.00
6096	Directors and Officers	0
6098	Fidelity/Crime	0
6101	Legal	5,000.00
6102	Accounting/Appfolio Software	3,000.00
6105	Lien Fees	120.00
6106	Corporation Fees	50.00

Total Expense

42,260.00

Retained Earnings to Reserve Funds

29020.00

**Bank Statement Total as of 2/1/2021**

153,814.38

**This budget is proposed without any increase in dues. Based on feedback from the membership through the meeting, the dues for 2021 may increase. Another increase would add approximately \$14,300 to reserves this year.**



5710 Ogeechee Road, Ste 200-262, Savannah, Ga. 31405

**PROXY FOR February 27, 2021  
2021 ANNUAL MEETING OF THE SWEETWATER STATION  
HOMEOWNERS ASSOCIATION, INC.**

The undersigned member of Sweetwater Station Homeowners Association, Inc.  
hereby appoints

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*(Fill in the name of your choice as Proxy OR write President to act as Proxy)*

As the true and lawful proxy of the undersigned (hereinafter the "Proxy Holder") to attend and represent the undersigned at the annual meeting of the members of the Association to be held on **Saturday, February 27, 2021 at 2:00 PM** or any adjournment thereof. This proxy may be used toward a quorum at the meeting or any adjournment thereof. This proxy shall be automatically revoked if the undersigned member attends the meeting or any adjournment thereof.

Discretionary authority is hereby conferred as to all matters that may come before the meeting, as well as authority to vote for the 2021 Board of Directors.

Instructions: Only one proxy per lot may be used. Only one member is necessary to sign the proxy. The signature of each co-owner is not required. Please either have a friend or neighbor deliver your signed proxy to the Association before the start of the meeting, OR you may mail your signed proxy to **5700 Ogeechee Road, Suite 200-262, Savannah, GA 31405**; OR e-mail your Proxy to **info@swshoa.com**.

The undersigned has executed this Proxy this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Address of Member

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Signature of Member

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Print full name of Member

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# Ballet for 2021 Election of Directors

Resident Name: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

**Candidate:**

Current

Walter Baker

Current

Kenneth Craven

Current

Mark Kelso

Write in  
Candidate

Write in  
Candidate

Write in  
Candidate

Write in  
Candidate


In 2019, the number of board members was increased to nine. The following board members have one year left, Nina Chernyak, Paula Connelly, Wei Deng, Robert DuBois, and Lisa Miller. Three prior board members have volunteered to serve for one additional year and are listed above on the ballot. **Please vote for four board members.**