



July 1, 2026

Hello all members of Sisson Meadows,

We have received revised language from our attorneys regarding the use of the dry pond area. This language is attached and will be mailed to those who have not yet completed the Electronic Consent Form. Please note that this language aims to welcome use of this area, while incorporating *specific* guidelines regarding batting in this area. Should this updated language be approved, please be courteous of your neighbors, surrounding property, and keep safety as the top priority. A meeting to discuss and vote on this matter as well as a few additional projects, will take place virtually on Tuesday, July 14th at 6:30 PM.

Please accept our deepest apologies if you have attempted to join a virtual meeting in the past, and were unable to do so. We have found that multiple homeowners have been successful only when calling in via phone. We will utilize a different Microsoft Teams link for the upcoming meeting in July, in efforts to resolve this issue. We appreciate your patience and understanding. The link is on the agenda included in this mailing.

Sincerely,

The Board of Directors of Homeowners of Sisson Meadows

HOMEOWNERS OF SISSON MEADOWS INC

Board of Directors Meeting
Tuesday July 14, 2026 at 6:30 PM
Microsoft Teams link below for AUDIO only

AGENDA

- I. Call to Order-Open Session
- II. Approval of Meeting minutes from May 26, 2026
- III. Reports
 - a. President's Report
 - b. Treasurer's Report
 - c. Committee Reports/ARC
 - d. Manager's Report
- IV. Unfinished Business
- V. New Business
 - a. Revised Dry Pond resolution
 - b. Painting volunteer
 - c. Revised Landscape quote
 - d. Back to School Bash
 - e. Drainage Quote
- VI. Owners Forum¹: *Homeowners will be allotted 3 minutes each to talk on any agenda item.*
- VII. Adjournment

"Pursuant to the provisions of the Section 468.4335, Florida Statutes, requiring disclosure of any interest which might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of those entities which offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc, or a relative of such persons) may receive additional benefit is available at the following link: www.sentrymgt.com/fldisclosures. Purchase of any product and/or service, which is part of any offering, affinity program or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary."

Microsoft Teams [Need help?](#)

<https://teams.microsoft.com/meet/26541313190908?p=UsG8Qiz2kAIwycYmhC>

Meeting ID: 265 413 131 909 08

Passcode: 83hz3ob9

Dial in by phone

[+1 862-772-7494,85658306#](tel:+18627727494,85658306) United States, Orlando

[Find a local number](#)

Phone conference ID: 856 583 06#

Join on a video conferencing device

Tenant key: uniparks@m.webex.com

Video ID: 114 191 940 1

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

HOMEOWNERS ASSOCIATION OF SISSON MEADOWS
RESOLUTION ELIMINATING AND/OR MODIFYING
RULES AND REGULATIONS REGARDING TRACTS A AND B

THE FOLLOWING RESOLUTION IS SUBMITTED TO THE BOARD MEMBERS OF HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC., FOR CONSIDERATION AT A MEETING OF THE BOARD OF DIRECTORS HELD AND/OR TO BE HELD ON July 14, 2026.

WHEREAS, Homeowners Association of Sisson Meadows, Inc., (hereinafter referred to as the "Association") owns Tracts of land within the community, including Tracts A and B as depicted in Plat Book 55, page 96 of the Plat for Sisson Meadow (hereinafter referred to as the "Plat");

WHEREAS, Tract A and B are storm water retention or detention Tracts primarily for the purpose of storm water collection and/or treatment pursuant to the Plat; and

WHEREAS, for years individuals used Tracts A and B for purposes other than for storm water collection and/or treatment; and

WHEREAS, Tracts A and B have traditionally been used for recreation and/or other uses (hereinafter sometimes referred to as "Additional/Incidental Uses"), and

WHEREAS, the Association is responsible for the maintenance and operation of Tracts A and B, not only pursuant to the appropriate permits and the Plat, but also pursuant to the Association's Governing Documents; and

WHEREAS, the Board does not believe such Additional/Incidental Uses increase or at least significantly increase potential risk and/or liability of the Association, and

WHEREAS, the Association believes that such Additional/Incidental Uses are of significant benefit to the Association and its Membership, and

WHEREAS, the complaints that the Association received regarding such Additional/Incidental Uses of such Tracts (i.e., Tracts A and B) were primarily, if not exclusively with respect to such Tracts being used for baseball and were almost exclusively, if not exclusively, from the Owner(s)/Resident(s) of one Lot, and

WHEREAS, the vast majority of the Members want the Additional/Incidental Uses of Tracts A and B to be permitted and believe same is of significant benefit to the Community, the Members and its Residents, and

WHEREAS, the Association does not believe that the Additional/Incidental Uses of Tracts A and B endanger other property or the Owners and Residents, and

WHEREAS, the Association does not believe that the use of Tracts A and B for recreation purposes creates safety concerns, and

WHEREAS, the Association with greater consideration and evaluation of these matters is not overly concerned regarding the usage of Tracts A and B for recreational purposes, and

WHEREAS, the Association does not believe that the Additional/Incidental Uses of Tracts A and B (e.g., for recreational purposes) in any way impairs the preservation of such Tracts, and

WHEREAS, the Association's Board of Directors, ostensibly, has the right to implement, as well as modify Rules and Regulations governing Tracts A and B pursuant to Article 1, section 1.23, Article 5, section 5.2, Article 6, section 6.1 and 6.4 and Article 12, section 12.2 of the Declaration, and

WHEREAS, despite the Association's belief that the use of Tracts A and B for recreational and/or other incidental purposes should not significantly increase the Association's risk, the Association wants the Owners, Residents and users of such Tracts to accept any such risk and liability, and

WHEREAS, the Association wants and/or intends that those individuals using Tracts A and B for such Additional/Incidental Uses accept the responsibility, risk, and liability associated with such use and hold the Association harmless from and indemnify it against any injury or damage resulting from such use, and

WHEREAS, the Association wants to retract its prior Rules and Regulations prohibiting:

- (a) Access to and/or the use of Tracts A and B by anyone other than authorized Association or governmental personnel as provided for in its prior Resolution restricting the use of Tracts A and B,
- (b) Access and/or use of Tracts A and B except by Association authorized and approved personnel for the express purpose of providing maintenance thereon and /or inspection thereof, as provided for in its prior Resolution restricting the use of Tracts A and B.

NOW THEREFORE BE IT RESOLVED, that:

The Board of Directors of Homeowners Association of Sisson Meadows, Inc., by a vote of a majority of the Board of Directors, hereby adopts and imposes the following Rules and Regulations and/or modifications of that certain "Homeowners Association of Sisson Meadows Resolution adopting and implementing Rules and Regulations regarding Tracts A and B" :

1. The use of Tracts A and B for recreational purposes is expressly permitted, subject to the following:
 - (i) Regulation Bat Restriction: The use of any wood, metal, or composite baseball or softball bat is strictly prohibited on Tracts A and B, except when used for hitting balls off a stationary training tee directly into a portable, enclosed hitting net;
 - (ii) Prohibition on Open Field Hitting: Bats may not be used for live pitching, batting practice, or hitting other than into an enclosed hitting net;

- (iii) Alternative Equipment: Lightweight plastic bats (such as wiffle ball bats) and soft surface balls are permitted for casual field play; and
- (iv) Casual throwing and catching of any baseball type is permitted provided a bat is not utilized.

2. Access to and use of Tracts A and B consistent with the terms hereof and as otherwise provided herein and in the Association's Governing Documents is permitted by Owners and Residents of Sisson Meadows,

3. Without limiting any other provisions herein and to the extent permitted by law, each Owner, and every user of Tracts A and B, accepts and assumes all risk and responsibility for noise, liability, injury and/or damage connected with the use or occupation of any portion of Tracts A and B specifically including, without limitation, with respect to:

- (i) use of pesticides, herbicides, and fertilizers,
- (ii) reduction of privacy, and
- (iii) participation in sports and/or recreation.

Each such person also expressly indemnifies and agrees to hold harmless the Association, and its employees, directors, representatives, officers, agents, and partners, from any damage, whether direct or consequential, arising from or related to the person's use of Tracts A and B. including for attorneys' fees, paraprofessional fees and costs of trial and upon appeal. Without limiting the foregoing, all persons using the Common Areas do so at their own risk, and

4. Each Owner agrees to indemnify and hold harmless the Association and its officers, partners, agents, employees, affiliates, directors, and attorneys (collectively the "*Indemnified Parties*") against all actions, injuries, claims, losses, liabilities, damages, costs and expenses of any kind or nature whatsoever ("*Losses*") incurred by or asserted against any of the Indemnified Parties from and after the date hereof, whether direct, indirect, or consequential, as a result of or in any way related to Tracts A and B. Should any Owner bring suit against the Association or any of the Indemnified Parties for any claim or matter and fail to obtain judgment therein against such Indemnified Parties, such Owner shall be liable to such parties for all Losses, including costs and expenses incurred by the Indemnified Parties in defense of such suit, including attorneys' fees and paraprofessional fees at trial and upon appeal.

HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC.

Director

Date

Director

Date

Director

Date

Director

Date

Director

Date

IN WITNESS HEREOF, THE HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC., has caused these presents to be executed in its name, this ____ day of _____, 2026.

HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC.

By: _____
Secretary

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2026, by _____, as Secretary, of the HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC., a Florida not for profit corporation, on behalf of the corporation. Who is/are personally known to me or who has/have produced _____ as identification.

SEAL

Notary Signature

Printed Name