Annual Meeting



CIVIC ASSOCIATION

July 14, 2025

Presented by your Board of Directors

Please remember to silence your devices!

AGENDA

- 1. Call Meeting to Order & Welcome Steve Blake
- 2. Introduction of Officers and Board Members Steve Blake
- 3. Approval of 2024 Annual Meeting Minutes Steve Blake
- 4. Liaison Reports
- 5. Financial Report JJ Gattuccio
- 6. Nominating Committee Report Pat VanOsdel
- 7. Election of New Board Members Steve Blake
- 8. Thank You to the Exiting Board Members
- 9. Board Adjourns to Conference Room to elect Officers for 2025 2026
- 10. Administrator's Report Jennifer Stiffler
- 11. Reconvene and present new officers Steve Blake
- 12. Remarks by outgoing President & Passing of Gavel to new President
- 13. Member Question and Open Forum for New Board
- 14. Remarks by the new President
- 15. Adjournment by the new President



Call to Order & Introductions

- Steve Blake, President
- Pat VanOsdel, Vice President
- JJ Gattucio, Treasurer
- Dianne Phelps, Director
- Carene Svoboda, Director
- Johnny Giccatti, Director
- Penny Kellogg, Director
- Jennifer Stiffler, Administrator & Non-Voting Secretary

Motion to Approve the 2024 Annual Minutes



STEVE BLAKE, President

Board Liaison to:

Website

Communication

PAT VANOSDEL, Vice President

Board Liaison to:

Swimming Pool

Sub Associations

JJ GATTUCCIO, Treasurer

Board Liaison to:

Pro Shop

Common Area Landscape

The PRO Shop

Rounds: Revenue: 44,021 \$542,169 2024 \$503,411 45,522 2023 43,944 \$463,838

2022



DIANNE PHELPS, Director

Board Liaison to:

Clubhouse

Wellness & Fitness

Clubs & Activities

JOHNNY GICCATTI, DIRECTOR

Board Liaison to:

Greens

Architecture/Landscape

Library

CARENE SVOBODA, Director

Board Liaison to:

Newcomer Welcome

Disaster Preparedness

Volunteer Appreciation



A huge Thank you

to all Committee Chair-Persons, members, and volunteers

You are the people that help our community thrive, stay current and keep it a beautiful place to live.

2024 Financial Report

	<u>Revenue</u>	Budget	Over/Under
Civic Assessments & misc.	\$ 1,138,047	\$ 1,117,930	+ 20,117
Golf	<u>\$ 542,168</u>	\$ <u>495,812</u>	+ 46,356
Total	\$ 1,681,216	\$1,613,742	+ 67,474
	<u>Expense</u>		
Administration	\$ 516,743	\$ 600,802	- 84,059
Golf	\$ 645,058	\$ 760,355	- 115,297
Transfer to Reserves	<u>\$ 650,000</u>	<u>\$ 252,586</u>	+397,414
Total	\$ 1,811,803	\$1,613,743	- 198,060

2025 Year to Date

	Actual	<u>Budget</u>	<u>Difference</u>
Revenue Civic Assessments & misc. Golf	\$1,020,046 \$ 342,911	\$1,001,300 \$ 347,564	+18,747 - 4,653
Total	\$1,362,957	\$1,348,864	+14,093
<u>Expense</u>			
Administration	\$ 256,732	\$ 304,161	- 47,429
Golf	\$ 327,404	\$ 369,870	- 42,466
Transfer to Reserves	\$ 364,500	\$ 364,500	
Total	\$ 948,636	\$ 1,038,531	- 89,895

Reserves

Current Balance \$2,668,081

69 homes sold total in 2024
Total New Buyers Fees Collected
\$138,000

37 homes sold already in 2025

2024 Reserve Expenses

- Co-ed Fitness Room
- Downstairs Carpet
- Parking Lot Resealing
- Golf Cart Path
 Maintenance/Resealing

Nomination Committee

Presented by: Pat VanOsdel, Nominating Committee Chairperson

19 Member Nominating Committee

3 Board vacancies

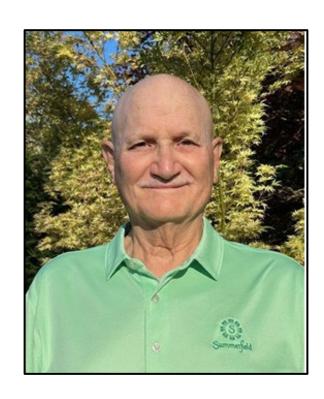
Thank you to the Nominating Committee



Introducing Our 2025 Candidates



CHUCK COINER



DEB SIMPSON



J Hootman



Call for Vote to Elect New Board Members

Presented by Steve Blake

Huge Thank you to the three out going Board Members who served SCA for three years!



Dianne Phelps

JJ Gattuccio

Steve Blake

The Board will adjourn to the Conference Room to elect Officers for 2025-2026



Jennifer Stiffler Administrator



Zach PalmerSuperintendent Extraordinaire

20 years of service with Summerfield



Chris Allen Maintenance Extraordinaire

23 years of service with Summerfield



Rachel Funderhide

Office Assistant/Bookkeeper



Please welcome your new Board of Directors...



Pat VanOsdel Penny Kellogg Carene Svoboda **Johnny Giccatti Chuck Coiner Deb Simpson J Hootman**

Outgoing President Message

Passing of the gavel



Member Questions Open Forum



Motion to Adjourn the Meeting



Please join us in the Lakeview Room for refreshments hosted by our Clubhouse Committee