

Annual Meeting

July 14, 2025

**Presented by
your Board of
Directors**



CIVIC ASSOCIATION

**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



***MEETING
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:
2024	44,021	\$542,169
2023	45,522	\$503,411
2022	43,944	\$463,838



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>	<u>+ 46,356</u>
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>	<u>+397,414</u>
Total	\$ 1,811,803	\$1,613,743	- 198,060

2025 Year to Date

	Actual	<u>Budget</u>	<u>Difference</u>
<u>Revenue</u>			
Civic Assessments & misc.	\$1,020,046	\$1,001,300	+18,747
Golf	\$ 342,911	\$ 347,564	- 4,653
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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	
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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

NOMINATED

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 Palmer

Superintendent 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

A red brushstroke graphic with the text "JOIN US" in white, bold, sans-serif capital letters.

JOIN US

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