

# Sunset Lakes Homeowner Association, Inc.

Board of Directors Meeting  
August 18, 2025 - 7pm Via ZOOM

## APPROVED MINUTES

Call to Order – Julie Song called the meeting to order at 7:00 pm.

Certification of Quorum for Board Meeting

Present		
x	President	Julie Song
	Vice President	David Diamond
x	Secretary	Tim Bowlin
x	Treasurer	Ken Persson
	Director at Large	Fernando Dominicis
x	Leland Mgmt.	Holly Flinchum, LCAM

**NOTE: Per Statue 720.3032 c(1) only items on this Agenda will be discussed at this meeting**

Notice of Meeting Posted at entrance community boards with agenda and on the SLHOA.com website.

**Legal Matters – none**

**Manager’s Report:** Emailed to the Board on the 15th of every month – received last week.

**Compliance Matters**

- Motion by Julie Song to forward 11 homes to a fining hearing for violations, approving fines of \$100 per day up to a maximum of \$1,000 per violation, per management’s recommendation. Seconded by Ken Persson. All in favor. Motion passed.

**ARC Report**

- Full report provided to the Board.

**Reports from Officers**

**President:**

- Voting notices for Amendments distributed; 335 homes opted in for electronic voting. Voting open until November 17, 2025. Paper ballots will be distributed with proxies to homeowners that either opted out of electronic communication/voting or we don’t have an email address for to receive communication to opt in
- Finance Committee: Preliminary budget meeting September 9, 2025; Committee Appointments: Charles Johnson, Dave Herzfeld, and Maria Hernandez Wilson appointed to the Finance Committee;
- Budget meeting November 17, 2025 set for St. Lukes Church
- Two new members added to the Compliance Committee.
- AT&T: Converged to proceed with fiber-optic installation process has begun
- Landscaping: Fresh red mulch scheduled for October 27, 2025 in all common areas.

**Vice President:** No report.

**Treasurer:** Motion by Ken Persson to approve July 2025 financials. Seconded by Julie Song. All in favor. Motion passed.

**Secretary:** Motion by Tim Bowlin to approve July 2025 meeting minutes. Seconded by Ken Persson. All in favor. Motion passed.

**Director at Large:** No report.

## **New Business**

- **Common Area Maintenance – Pond Edges:** Motion by Julie Song to present a membership vote to amend the C&Rs requiring pond-adjacent homeowners to maintain property to the water's edge, similar to the front easement requirement. Seconded by Tim Bowlin. All in favor. Motion passed.
- **Enviro Tree Services Contracts:**
  - **Berm Clean-Up (2025):** Motion by Julie Song to approve berm cleanup at \$4,800, including debris removal and dumping fees. Payment upon completion and satisfaction. Seconded by Ken Persson. All in favor. Motion passed.
  - **Oak Tree Trim (701 Sunset Lakes):** Motion by Julie Song to approve \$400 bid to lift and trim oaks. Seconded by Tim Bowlin. All in favor. Motion passed.
  - **Palm Fertilization:** Motion by Julie Song to approve quarterly fertilization of 96 common-area palms at \$3,000 annually (\$750 per quarter), beginning October 2025. Seconded by Tim Bowlin. All in favor. Motion passed.
  - **Palm Trimming (2025):** Motion by Julie Song to approve trimming of 200 palms, including Washingtonians at Island Estates, for \$7,363. Seconded by Tim Bowlin. All in favor. Motion passed.
  - **Berm Clean-Up (2026):** Proposal for full berm clean-up to include tree trimming, shaping, dead tree removal, dead stump removal of over a mile in length at \$24,000 discussed. Board requested alternate bids. Tabled.
  - **Berm Maintenance (2026):** Discussion held regarding ongoing maintenance following clean-up. Board requested alternate bids. Tabled.

## **Homeowner Comments**

- Homeowner Phil Stasick thanked the Board for their hard work and dedication.

## **Next Meeting**

- Monday, September 15, 2025, at 7:00 PM via Zoom.

## **Adjournment**

- With no further business, Julie Song adjourned the meeting at 7:56 PM.