

SUNSET LAKES HOMEOWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

February 22, 2018

Moose Lodge, Merritt Island

Call to Order: Dave Cheney called the meeting to order at 7:01.

Quorum: In attendance were Dave Cheney, Bill Hillberg, Mary Hillberg, and Linda Stasik. Frank Bradley of APM was also present.

Comments from the floor: No comments.

Treasurer's Report: Mary has not received the information necessary to produce an actual report. Frank read the income statement of January 1-31, 2018. **Motion** by Bill Hillberg, **seconded** by Mary Hillberg to approve the report as read. All in favor.

25, 2018 meeting. **Motion** by Dave Cheney, **seconded** by Mary Hillberg to

Approval of Meeting Minutes: Linda Stasik read the minutes from the January approve the minutes of the January board meeting as corrected. All in favor.

Linda Stasik read the minutes from the February 6, 2018 meeting. **Motion** by Dave Cheney, **seconded** by Mary Hillberg to approve the minutes of the February 6th board meeting as presented. All in favor. Linda Stasik read the minutes from the February 13th board meeting. **Motion** by Mary Hillberg, **seconded** by Bill Hillberg to approve the minutes of the February 13th board meeting as presented. All in favor.

Old Business/Action Items Update:

HOA Document Review: The documents have been sent out to all homeowners. We will have question and answer sessions for all residents over the next month. A cover letter with the major changes to the three documents was included. A proxy form, a designated voter form and a SASE were also included. A major mistake was discovered following the first Q&A session. Article 7.3 5b and all of Article 12 was left off. A second mailing with the additional Articles and all new forms will be sent out to all homeowners.

Mary presented a resolution from the lawyer to include the additional articles. The directors need to sign the document and it needs to be notarized. Linda will take it to be notarized.

Sidewalk repairs: Identified broken and busted sidewalks. So far 18 have been identified but there are many more. Repairs to some will include removing roots and/or trees that are lifting the sidewalk. Frank presented three bids. **Motion** by Mary Hillberg, **seconded** by Linda Stasik to approve ABC Concrete, Inc. to complete the scope of work presented in their proposal for \$7,895.00. All in favor.

New Business:

Swale Issue on 3806 Sunward: The area around this house has been flooding for years. They were not told of the issue when they moved in. The homeowner has done a lot of work to try to solve the problem but needs some help. Kristen Hughes presented four bids to reinstall drainage swales behind approximately 6 houses westward from 3806 Sunward. **Motion** by Dave Cheney, **seconded** by Mary Hillberg to accept the proposal from Santa Cruz Construction Inc. for 4,400.00. All in favor.

Heavy Herbicide use: Mary raised concerns that the perimeter of mitigation area (Tract F – Main Park) is being sprayed by the lawn service. They need to use a SJWMD approved herbicide.

Tree trimming and mulching: Frank would like to present tree trimming bids and mulch bids at the April meeting.

Next Meeting: Thursday, April 26, 2018 at the Moose Lodge at 7:00.

Adjournment: **Motion** by Dave Cheney, **seconded** by Linda Stasik to adjourn, all in favor. Meeting adjourned at 8:04.

Linda Stasik
Secretary