

Sunset Lakes Homeowner Association, Inc.

BOARD OF DIRECTORS MEETING

MINUTES

Moose Lodge #2073

3150 North Courtenay Parkway

Merritt Island, FL 32953

Thursday, July 26th, 2018 at 7:00 pm

1.0 Certification of Quorum:

With a quorum of the Board of Directors Established, President Mary Hillberg called the meeting to order at 7:01 pm.

Present: President Mary Hillberg, Vice President Vacant, Treasurer Vacant, Secretary Linda Stasik and Director Bill Hillberg.

Absent: 0

Representing Sentry Management: CAM Manager Ted Warwick.

2.0 Proof of Notice of Meeting:

The proof of notice was posted at the Association Bulletin Boards on Tuesday, July 24th, 2018.

3.0 Disposition of Minutes:

Motion made by Director Bill Hillberg to approve the minutes of the May 24th, 2018 Board of Directors meeting, 2nd by Secretary Linda Stasik, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

4.0 Report of Officers / Committees / Manager:

4.1 Officer(s) Report(s):

President Mary Hillberg spoke briefly welcoming all owners and Sentry Management to the Sunset Lakes Board of Directors Meeting. Mary also related to owners attending meeting the 2 vacant seats on the Board if any owners are interested. No other officer reports presented.

4.2 Committee Report(s):

a. Holiday/Social: Amber Cochran.

President Mary Hillberg spoke about the success of the July 4th Holiday parade.

b. Hurricane: Dave Cheney.

Committee Chair Dave Cheney spoke briefly on status of hurricane preparation including recent purchases.

Board of Directors Meeting Minutes

July 26th, 2018

Page 2

c. *Storm water/Roads: Mary Hillberg.*

President Mary Hillberg reviewed the recent gate maintenance concerns and the noted property road pot holes needing repairs. She also spoke about the status of required storm water maintenance and repairs.

d. *Welcoming: Mary Hillberg.*

President Mary Hillberg again welcomed all attendees to the Sunset Lakes Board of Directors meeting then spoke briefly about inquiries into updating owners' community information booklets.

4.3 *Managers' Report:*

Community Manager Ted Warwick introduced himself to the attending owners and related contact information for owners' questions and concerns. Due to recent management changes, no current financials are available for review.

5.0 *Business Agenda:*

5.1 *HOA Attorney:*

Motion made by Director Bill Hillberg to engage attorney Jay Levine of Levine Law Group for future property legal concerns, 2nd by Secretary Linda Stasik, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

5.2 *SLHOA website - \$251 for 3 years.*

Motion made by Director Bill Hillberg to approve the SLHOA website creation and maintenance for \$251 for 3 years, 2nd by Secretary Linda Stasik, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

5.3 *Southeast Sunward 30-foot drainage easement restoration.*

Status – Initial Survey for boundary/elevations per SJRWMD permit for 30 ft drainage easement - \$500.

Motion made by Director Bill Hillberg to approve the land survey for current boundary and elevations of concerning issues with property drainage easements identified by St. Johns Water Management, 2nd by Secretary Linda Stasik, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

Board of Directors Meeting Minutes

July 26th, 2018

Page 3

a. ***Bids for clearing SE Sunward drainage easement.***
Topic was tabled until further information has been acquired.

b. ***Bids for clearing E Sunward drainage easement.***
Topic was tabled until further information has been acquired.

5.4 ***Bids for sidewalk adjustments/replacements at NW corner of SDL and Tropical Trail, on Lake #6 perimeter and South of Lake #9.***

Topic was tabled until further information has been acquired.

5.5 ***Pavement repair on SLD & Sunward - \$750.***

Motion made by Secretary Linda Stasik to approve the cost of recent repairs to pavement on Sunset Lakes and Sunward Dr. for \$750, 2nd by Director Bill Hillberg, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

5.6 ***Bids for six-foot trim of invasive pepper branches <12 inches in diameter in IE conservation area perimeter at common areas surrounding lake #11 and down path to dock, with herbicide immediately applied to all cuts to prevent regrowth.***

Topic was tabled until further information has been acquired.

6.0 **New Business:**

6.1 **Items from the Board Discussion:**

None

7.0 **Next Board of Directors Meeting:**

Thursday, August 23rd, 2018 at 7:00 pm

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8.0 **Adjournment:**

Motion by President Mary Hillberg to adjourn, 2nd by Secretary Linda Stasik, 3 yes (President Mary Hillberg, Secretary Linda Stasik and Director Bill Hillberg). Motion passed. Meeting adjourned at 8:10 pm.