

Sunset Lakes Homeowner Association, Inc.

Previously Unscheduled **BOARD OF DIRECTORS MEETING** **MINUTES**

Moose Lodge #2073
3150 North Courtenay Parkway
Merritt Island, FL 32953

Thursday, September 13th, 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 7:00 pm.

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

Absent: 0.

Owners Present: 4.

Representing Sentry Management: CAM Manager Ted Warwick.

A. Pledge of Allegiance Recited.

2.0 Proof of Notice of Meeting:

The proof of notice was posted at the Associations Bulletin Boards on Tuesday, September 11th, 2018 as required by Florida Statutes.

3.0 Disposition of Minutes:

Motion made by Director Bill Hillberg to defer the Disposition of Minutes and Reports of Officers/Committees/Manager until the next regularly scheduled Board of Directors meeting in order to immediately address the Business Agenda topics, 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):

4.2 Committee Report(s):

- a. **Holiday/Social: Amber Cochran.**
- b. **Hurricane: Dave Cheney.**
- c. **Storm Water/Roads: Mary Hillberg**
- d. **Welcoming: Mary Hillberg**

4.3 Manager Report:

Board of Directors Meeting Minutes

September 13th, 2018

Page 2

5.0 **Business Agenda:**

5.1 ***Gate Maintenance Service Contract***

The Board briefly discussed and reviewed the variety of services and costs related contracts offered for maintenance/repairs services on the property entry/exit gate systems.

Motion made by Director Bill Hillberg to approve the Platinum maintenance plan offered by Florida Door Control (FDC) for maintenance/repair contracted service on the properties entry/exit gate systems, 2nd by Secretary Linda Stasik, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

5.2 ***Grounds Maintenance Contract***

The Board briefly discussed and compared the received contract bids from prospective Lawn Service Vendors.

Motion made by Secretary Linda Stasik to approve the lawn service contract offered by U.S. Lawns Inc. for the maintenance of common property lawn areas, 2nd by Director Bill Hillberg, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

Motion made by Secretary Linda Stasik to approve the bid offered by U.S. Lawns Inc. for the trimming of Island Estates invasive overgrowth vegetation at designated common property areas, 2nd by Director Bill Hillberg, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

Motion made by Director Bill Hillberg to approve the bid offered by Blue Bell Lawn Service Inc. for the cleaning of selected areas of the Sunward drainage easement, 2nd by Secretary Linda Stasik, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

5.3 ***Proposed 2019 Budget***

The Board briefly reviewed and discussed the proposed 2019 budget.

Motion made by Secretary Linda Stasik to approve the required dated mailing of budget meeting information and property posted notice of the next Board of Directors meeting discussing the approval of the proposed 2019 Budget, 2nd by Director Bill Hillberg, 3 yes (Mary Hillberg, Linda Stasik and Bill Hillberg). Motion passed.

Board of Directors Meeting Minutes

September 13th, 2018

Page 3

6.0 New Business:

6.1 Items from the Board Discussion:

None given.

7.0 Next Board of Directors Meeting:

Thursday, September 27th, 2018 at 7 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 7:40 pm.