

**Sunset Lakes Homeowner Association, Inc.**  
**APPROVED MINUTES**  
**Board of Directors Meeting**  
**VIA ZOOM**  
**Monday, May 18, 2026 – 7pm**

- A. Meeting Call to order: The meeting was called to order by Julie Song at **7:00 pm**
- B. Certification of Quorum for Board Meeting

**Present:**

X	<b>President</b>	<b>Julie Song</b>
X	<b>Vice President</b>	<b>Brent Krebs</b>
X	<b>Secretary</b>	<b>Tim Bowlin</b>
X	<b>Treasurer</b>	<b>Cleon “Buzz” Buzzell</b>
	<b>Director at Large</b>	<b>Ken Persson</b>

**Additional Attendee:**

	Leland	<b>Amanda Smith</b>

**Notice of Meeting**

Posted at entrance community boards and on the SLHOA.com website along with Agenda

**Property Manager Report:** emailed to Board on 15<sup>th</sup> of each month

**Legal Matters:**

**Compliance Matters:** Julie made motion to send 866 Limerick Drive and 3472 Tipperary Drive to compliance for fining per the report from Amanda Smith, Brent seconded; motion passed unanimously.

**ARC Matters:** Report emailed with board report

**Reports from Officers:**

President – The next campaign to vote for Rev 18 of the amended and reinstated documents will begin June 1<sup>st</sup> and run until the membership meeting scheduled for Monday, August 15, 2026 7pm at St. Lukes

Vice President – Doggie Doo Doo stations will be removed by the company and HOA owned units will be installed on Saturday, May 30<sup>th</sup>

Secretary – Tim made a motion to accept the minutes of the April 13th BOD meeting, Julie seconded it, motion passed unanimously.

Treasurer – Buzz made a motion to accept the financials of March and April 2026 as submitted by Leland; Julie seconded, motion passed unanimously.

Director at Large – Nothing to report

**Vote**

- Julie made a motion to accept GetQuorum's renewal of \$1259.30 for June 2026-May 2027 Brent seconded, motion passed unanimously
- Julie made a motion to accept GetQuorum's renewal for three years beginning June 2027 – May 2030 for a 30% discount in the amount of \$1384.60/year Brent seconded, motion passed unanimously
- Julie made a motion to pay Greta Demming \$1000 more for the work she did on the park wall Brent seconded, motion passed unanimously
- Julie made a motion not to pay quarterly payments to IRS and pay one time in April 2027, Buzz seconded, motion passed unanimously
- Brent made a motion not to enter into a maintenance contract for the surveillance equipment Buzz seconded, motion passed unanimously
- Julie made a motion to continue Leland's contract through December 31, 2026 although utilizing December as the transition month and inform Leland that Showcase will send January 1, 2027 Assessment notices and use December as a transition month, Bent seconded, motion passed unanimously
- Brent made a motion to request Leland assign a new CAM to Sunset Lakes, Buzz seconded it, motion passed unanimously
- Julie made a motion to accept the limits on MandM Beachside Maintenance for liability and workman's comp, Brent seconded it, motion passed unanimously
- Julie made a motion to add a GL Code not budgeted for out of surplus money to assign the Brevard Lawn contract for Freeze debris removal, Brent seconded, motion passed unanimously
- Julie made a motion to allow homeowner to utilize the park for a children's birthday party on May 30<sup>th</sup>, Buzz seconded it, motion passed unanimously
- Buzz made a motion to purchase a Maintenance Garage 16' x 20' for tools, pump, equipment and maintenance cart storage and be placed in the parking lot of the main park, Tim seconded it motion passed unanimously

Meeting Adjourned 8:08pm

**Next Meeting – June 15 , 2026 7pm VIA ZOOM**