

Sunset Lakes Homeowner Association, Inc.

AGENDA

Board of Directors Meeting

December 15, 2025

7pm Via ZOOM

Go to Zoom.com

Join a Meeting

<https://us06web.zoom.us/j/93875635738?pwd=bXl3dGdEek9KNWtCaDNsUjQ2MVlZZz09>

or call in

346.248.7799

Meeting ID: 938 7563 5738

Passcode: 416086

Call to Order

Certification of Quorum for Board Meeting

| Present | |
|---------------------|----------------|
| President | Julie Song |
| Vice President | David Diamond |
| Secretary | Tim Bowlin |
| Treasurer | Ken Persson |
| Director at Large | |
| Leland Mgmt. | Holly Flinchum |

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 – see discussion voting below

PROPERTY MANAGER REPORT – emailed to board on 15th of every month

COMPLIANCE MATTERS - **Vote** - send homes to compliance for fining per email from Management

ARC REPORT –

REPORTS FROM OFFICERS

President: Finance Committee new member – Sherri Centore
Park project – started 12/8
Bridge Starlight fix
Cleaned up GoDaddy – secured SLHOA.ai
Palm Trees removed – 12/6 (4)
Mailboxes

Vice President Discuss gate code
Annual Assessment Notice

Treasurer: **Vote** to approve October 2025 financials

Secretary: **Vote** to approve Board Minutes November 2025 minutes of Budget meeting, member meeting and BOD meeting all held on November 17, 2025

Director at Large:

DISCUSSION/VOTE - New Business

- (V) Contract Addendum – Statutory Requirement
- (V) ARC requests – training 11—12 on December 16th
- (V) Check fee
- (V) Frank Bonus
- (V) 3774 Sunward to Atty for enforcement
- (V) 866 Limerick to Atty for enforcement

Homeowner's comments/questions

Next Meeting – BOD MEETING – January 19, 2025 – via ZOOM