

Sunset Lakes Homeowner Association, Inc.
MINUTES
Board of Directors Meeting
Via Zoom
Monday, April 15, 2024 @ 7:00pm

- 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	President	Julie Song
X	Vice President	Jim Wagner
	Secretary	Tim Bowlin
X	Treasurer	Matt Drabek
X	Director at Large	David Diamond

Additional Attendee:

	Leland	Brittany Robberecht

Notice of Meeting

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

Compliance Matters: Julie made the motion to fine 866 Limerick, Suzette seconded motion passed unanimously.

ARC Matters: Julie made a motion to allow homeowner at 3769 Sierra to widen his apron 7' removing 7' of HOA easement in front of his home. Suzette seconded it, motion carried unanimously.

Julie reported conversation with ARC member Jim Wangner and ARC will include Board on emails on ARC matters regarding denials and/or approvals. ARC will continue to provide the monthly report on what ARC matters were processed in the month previous.

Reports from Officers:

President –

- Julie provided update on status of storm drain repairs. All Florida is waiting on the cement company to coordinate the repair of that drain and then the asphalt patching would all be done at the other sites on Sunset Lakes Drive & Killarney once Sunflower is completed. All Florida is still hoping to have this repair done in April.
- Julie informed the board that the board meeting would no longer be recorded through Zoom. Any homeowner has the right to record a Board meeting.

Vice President – Nothing to report

Secretary –

- In Tim's absence, Julie made a motion to accept the minutes of the March 18, 2024 meeting, Suzette seconded, Julie, David, Suzette Yay, Jim abstained

Treasurer –

- Suzette made a motion to accept the February 2024 financials as provided from Leland, Julie Seconded it, motion carried unanimously.
- Suzette made a motion to accept the 2023 Annual Financial Review from Cole & Associates, Julie seconded it, motion carried unanimously.

Director at Large – Nothing to report

Vote

- Julie made a motion to allow the homeowner at 3775 Sunward to remove the oak tree in the HOA easement in front of his home at his cost and to replace the tree with a new tree which can be planted somewhere on HOA common property, David seconded it, motion carried unanimously.
- Julie made a motion to accept Superior Roofing's bid of \$7500 to install new GAF shingles on three gazebos (2 in main park, one on Limerick Park south) Jim seconded it, motion carried unanimously.
- Julie made a motion to accept Druse Tree Service bid of \$550 to trim 10 Washington Palms at the front entrance of Island Estates, David seconded it, motion carried unanimously.
- Julie made a motion to sign the letter of engagement with Converge Services to have them negotiate utility equipment upgrades in our easements within Sunset Lakes and Island Estates, David seconded it, motion carried unanimously.
- David made a motion to rescind the one time waiver of late fees and interest for homeowners not making their assessments in a timely manner, Julie seconded it, motion carried unanimously.
- David made a motion to allow him to purchase and plant shrubs along the easement between his home and the trail to the dock; the existing shrubs have been dying off and not being replaced, Brittany has verified with Carlos there will not be any extra charge to keep the shrubs trimmed and cleaned up, Suzette seconded it, Julie, Jim, Suzette Yay, David abstained due to conflict.

New Business

- Julie will reach out to Atty and set up conference call regarding FL Statute 720 and how our ARC committee is operating to have questions and concerns addressed. Julie will write an email to the Attorney prior to the call so that he has the time to research our concerns.
- Brittany is working on the new bids to clean up the retention pond pipe in Island Estates and will get bids to have this addressed.
- Brittany is coordinating a meeting with Solitude, herself, Jim and David to walk the drainage behind Sunward to see where the lake company is saying they can not access.
- We have several properties that aren't adhering to the rules and regulations, this will be addressed in the June 1st Board update letter and request homeowners to remove items that are not allowed to be in their front yards.

Unfinished Business

- Tim is working with current vendor on areas to cut costs, fertilizer, sprinklers, etc. Julie wants to set up an appointment with Blacks to see where we can cut costs in the fertilization we have been doing, what is necessary.
- Parking Resolution – working document would need to be passed with new C&Rs
- Resolution for Electronic Voting & Communication, need to send notices to homeowners of the resolution and notice the meeting where the board will vote on this. Planning on having the notice go out with second half assessment notices.
- IE Sign refreshing – still need a company that will come and paint the sign that has faded over the years from sun
- Julie has names of law offices to speak to regarding collections; she will reach out to them and get costs.
- Corporate Transparency Act – Leland is watching this matter through their legal.

Homeowners comments: There were not comments.

Next Meeting – Monday, May 20, 2024 – 7pm via Zoom

Meeting Adjourned 8:20 pm