

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Regular Meeting

Moose Lodge

1350 N. Courtenay Parkway, Merritt Island, FL 32952

Monday, April 20, 2021 at 7:00 pm

A. Certification of Quorum for regular board meeting

Present		
X	President	Ron Davis
X	Vice President	Dave Cheney
X	Secretary	Lee Tibbitts
X	Treasurer	Julie Song
X	Director at Large	Tim Bowlin

Additional attendees

X	APM	Frank Bradley
X	Leland	Gary van der Laan
X	Leland	Darcie Madison
X	Leland	Brittany Robberecht

B. Pledge of Allegiance

C. Notice of Meeting

Posted at the entrance community boards and posted on SLHOA.com website. Meeting room in person attendance limited to BOD, Property Manager, committee members and special invitees; dial in provided for homeowners.

D. Prior Meeting Minutes Disposition

Ron moved approve the minutes from March 15, 2021 BOD Meeting. Julie seconded. All in favor, motion adopted.

E. Reports from Officers

President

1. Ron stated the reserve study from Reserve Advisors was received and the Board is going to work with Leland to navigate through the results of the study to see what adjustments, if any, need to be made in the budget out years.

Vice President

1. Nothing to report

Secretary

1. Nothing to report

Treasurer

1. The Association filed for an extension of our Federal tax return due to not having all requirement information in order to file by April 15, 2021.
2. Carr-Riggs should complete the 2020 audit by April 23, 2021 and will be made available to homeowners after Board review.

Director at Large

1. Tim mentioned that he and Ron walked the drainage easement behind Sunward south. He also mentioned that homeowners who live along both the drainage easement to the south and east of Sunset Lakes assist in keeping them clear of debris for proper drainage.

F. APM

1. Ron mentioned that Frank Bradley has hired on with Leland and will continue to work in Sunset Lakes.

G. ARC Report

1. ARC meeting on March 26, 2021 disapproved ARC request for a flat roof on new construction at 4042 Tradewinds Trail due to C&R requirement 7.1 (d) that the minimum roof pitch shall be 5/12.
2. Jim requested Board direction on tree replacement in the area between the sidewalk and street after trees have been removed.
3. Jim requested language be added to the Design Review Guidelines that non-aquatic herbicides be banned from Sunset Lakes due to the damage they cause to ponds.
4. The ARC application has been updated.
5. The SLHOA website has been updated with the current roof and house paint colors and recommended roof materials.

H. Standing Committee updates

1. Nothing to report

I. Unfinished Business

1. None

J. New Business

1. Ron moved for the Board to authorize Clayton & McCulloh to proceed with collection proceedings including lien and foreclosure against record title owner(s) of: Lot 4, Block E, SUNSET LAKES, P.U.D. PHASE TWO, according to the plat thereof, as recorded in Plat Book 41, at Pages 14-15, of the Public Records of Brevard County, Florida. Dave seconded. All in favor, motion adopted.
2. Ron moved for the Board to authorize Clayton & McCulloh to proceed with collection proceedings including lien and foreclosure against record title owner(s) of: Lot 14, Block AA, SUNSET LAKES, P.U.D. PHASE X but due to a possible language barrier, direct Clayton-McCulloh to wait 30 days before proceeding with lien/foreclosure to allow Clayton-McCulloh time to contact the homeowner in New York. The 30 day delay would begin on April 21, 2021. Dave seconded. All in favor, motion adopted.
3. Ron moved for the Board authorize Clayton-McCulloh to proceed with collection procedures of all Sunset Lakes accounts provided to Clayton-McCulloh for collections, including lien and foreclosures as necessary to complete the collections process. Tim seconded. All in favor, motion adopted.

4. Due to a recommendation from a homeowner in Sunset Lakes who is building a home in Island Estates Ron moved to add wording in the draft Covenants and Restrictions to add "no minimum roof pitch in Island Estates only." Dave seconded. All in favor, motion adopted.
5. Ron moved for the eight trees in common areas behind 710 Sunset Lakes Dr. and the four trees between Tipperary and Sierra be lifted, trimmed, and removed as necessary for a maximum of \$4,000. Tim seconded. All in favor, motion adopted.
6. Ron moved to appoint Jeff Lamke to the Compliance Committee. Dave seconded. All in favor, motion adopted.

K. Next meeting: To be determined

L. Meeting adjourned at 8:25 pm by Ron