

Sunset Lakes Homeowner Association, Inc.
MINUTES
Board of Directors Meeting
St. Lukes Episcopal Church – 5555 N. Tropical Trail, Merritt Island, FL
Monday, December 18, 2023 @ 7:00pm

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

Present:

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

Notice of Meeting

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

Prior Meeting Minutes Disposition

- Matt made a motion to accept the financials for September, October and November 2023, Julie seconded motion passed unanimously
- Julie made a motion to accept October 30th Special Meeting regarding Street parking, Jim seconded motion passed unanimously
- Julie made a motion to accept November 13th Budget meeting minutes, Matt seconded motion passed unanimously
- Julie made a motion to accept November 13th Special Vote meeting minutes, Jim seconded motion passed unanimously
- Jim made a motion to accept November 29th Special Budget meeting minutes Julie seconded it motion passed unanimously

Reports from Officers: None

Ratify acceptance

Julie made a motion to accept the proposal from Gate Control Technologies for new SOS systems for the front of Sunset Lakes, back gate and Island Estate in the amount of \$2,236.39. We did not have to go to Click to Enter, that is for new construction not replacement as indicated in the letter sent to the homeowners with the budget in December. Jim seconded motion passed unanimously

VOTES

Julie made a motion to award Brittany, property manager and Frank maintenance person year end bonuses in the amount of Brittany \$1000, Frank \$750. David seconded Matt, Julie, David Yay, Jim & Tim Nay motion carried.

David made a motion to keep the Doggie DooDoo stations on HOA property Tim seconded discussion regarding HOA property and expense. Jim, Julie, Matt Nay David & Tim Yay motion did not carry.

David made a motion to keep Doggie DooDoo stations on HOA property with the contract being between the company and David Diamond as a private homeowner Mr. Diamond will be responsible for payment of service individually with no financial responsibility on the HOA. Discussion was to check with Atty to see legality of allowing private homeowner to have contract for service on HOA owned property. Tim seconded, Matt, Tim, David Yay, Jim, Julie Nay motion carried.

Storm Drains, Julie is to reach out to the attorney and have a letter drafted to Cloud9 giving them date certain – January 12th to repair the work they performed which is not holding. In the meantime, Jim is to schedule with All Florida Septic to repair 863 Killarney (Cloud9 did not do any work on this one) and have them ready to repair what Cloud9 did on the other drains that are in need of immediate repair. Cost is \$8,845 per drain plus an estimated cost of \$40K-\$70K on the Sunflower repair. Julie made the motion, Jim seconded motion passed unanimously.

OLD BUSINESS

Parking Resolution provided by Attorney – on hold for comments from Board members will place on January Agenda

NEW BUSINESS

- Lawn Contracts – Leave as is with the vendors at this time and look into cost reductions going into 2024 budget year with vendors and new vendors.
- New lights for Island Estates Entrance and back gate at Sunset Lakes have been purchased, Frank will install, waiting on the light bulbs to complete this task.
- Getting bids to refresh Island Estates Sign
- Electronic Voting and Communication homeowners signed up for are null and void, as the resolution was not properly noticed to the homeowners, prior to the vote.
- Creation of a Cost mitigation Committee – Tim and Jim will head the committee and move to find areas where we can cut our costs from the budget and present to the board.
- Document errors in the budget document sent to homeowners regarding the actual balances of the Reserve Budget. Will discuss with Leland and correct. Julie posted a 2024 budget with the actual reserve balances as of 11/30/23 on the website on 12/19/23.
- Finance committee to do cost analysis of actual income from attorney cost vs received for assessments

Homeowner comments

Mr. George Kraft let the board know that the back gate is working intermittently. Julie will reach out to the gate company to have them take a look at what could be the issue besides the need for another reader coming from the north.

Next Meeting will be held Monday, January 15, 2024 VIA ZOOM 7pm

Meeting Adjourned: @ 9:09 pm