

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Via Zoom.com

Monday, December 20, 2021

A. The meeting was called to order by Ron Davis at 6:33 PM.

B. Certification of Quorum for regular board meeting

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

C. Notice of Meeting

Posted at the entrance community boards and posted on SLHOA.com website.

D. Prior Meeting Minutes Disposition

Ron moved to approve the minutes from the BOD 2022 Budget Meeting on November 16, 2021. Julie seconded. All in favor, motion adopted.

E. Reports from Officers

President

1. Ron reported we have only received one quote to renovate the tennis courts from Advantage Courts. Brittany is having difficulty getting another quote. The renovation includes removing and reinstallation of asphalt, new posts, nets, resurfacing and striping. We may need to go sole source with this project but will keep trying to get one or two more quotes. I think we should try and get this project started by March 2022 to allow homeowners to start using the courts again.

2. Roads/storm/drainage/ /HA5:

Obtaining quote form Foundation Repair Services to repair approximately 9 street drains and associated asphalt patching. We had Atlantic Development of Cocoa come out and took notes but attempts to get a bid have been unsuccessful. Working on getting one or two more bids but this also may be a sole source. Need to get this work done before any milling, paving, or HA5 work can be started.

Requested four and received three quotes for milling/repaving or Sunbeam Ct, Sunflower Ct, and the rest of Sunset Lakes Dr.

3. Sidewalks – We know we have some sidewalks that need to be replaced as soon as possible. Per the Reserve Funding table, we show spending \$40,000 for sidewalk replacement. Ron requested at least one other Board member to drive the community with him to prioritize which sidewalks and aprons need to be replaced first. Then we can get quotes in January/February with a goal of voting in March.

F. Unfinished Business

None

G. New Business

1. Julie motioned to approve awarding performance bonuses of \$500 each to Leland Employees Frank Bradley (maintenance) and Brittany Robberecht (Property Manager) for their outstanding service to Sunset Lakes in 2021. Ron seconded. All in favor, motion was adopted.
2. Ron motioned to ratify the Board's previous unanimous approval regarding homeowner account 168701700. David seconded. All in favor, motion was adopted.
3. Ron motioned to ratify the Board's previous unanimous approval regarding homeowner account 168700560. David seconded. All in favor, motion was adopted.
4. Ron motioned to approve the Notice of Sunset Lakes Homeowners Association, under F.S. 720.3032 to preserve and protect our Covenants and Restrictions from extinguishment under the Marketable Record Title Act, Chapter 712, Florida Statutes. Julie seconded. All in favor, motion was adopted.
5. Ron motioned to approve the Board Resolution to allow online voting for Sunset Lake's homeowners. David seconded. All in favor, motion was adopted.
6. Ron motioned to approve Tidal Wave Pressure Washing to complete pressure washing the common sidewalks for \$6,850. Julie seconded. Jacobs Pressure Washing quote was \$7,075. Ron rescinded the motion pending questions for Tidal Wave Pressure Washing regarding water source and available equipment to do the work.
7. Ron motioned to approve Top Notch Landscaping to complete mulching the common areas for \$4,900. David seconded. Space Coast Nursery was \$5,103 and J&D Property Management was \$5,000. All in favor, motion was adopted.

H. Next BOD meeting: January 17, 2022 at 6:30 pm via Zoom.

I. Ron adjourned the meeting at 7:41 PM.