

Sunset Lakes Homeowner Association, Inc.

AGENDA

Board of Directors Meeting

MOOSE Lodge

February 13, 2024, immediately after Annual Meeting & Organizational Meeting

Call to Order: The meeting was called to order by Board President, Julie Song at 7:11PM.

Certification of Quorum for Board Meeting: Quorum was established having five board members present.

- President- Julie Song
- Vice President-Jim Wagner
- Secretary- Tim Bowlin
- Treasurer- Suzette Smith.
- Director at Large- David Diamond

Notice of Meeting: Julie Song confirmed proof of notice. The agenda was posted on each Community Board within the community and posted to the community website as well.

Prior Meeting Minutes & Financials Disposition: ***A motion was made by Julie to approve the minutes dated January 15th, 2024. The motion was seconded by David Diamond and carried unanimously.***

PROPERTY MANAGER REPORT- all reports will be discussed in new busses.

LEGAL MATTERS –New Documents: Julie Song provided an update. Julie will send new documents attorney has worked on up to date that was started in 2021 to the board to review and compile comments to get back to attorney.

COMPLIANCE MATTERS – Accts 168704450, 168704460, continued violations past due: ***A motion was made by Julie Song to levy fine of \$100.00 per day up to \$1000.00 in aggregate. The motion was seconded by Tim Bowlin and carried unanimously.***

REPORTS FROM OFFICERS

President: Account 1687033301 12-month payment plan: ***A motion was made by Julie Song to deny request. The motion was seconded by Jim Wagner. Roll call vote: four yea, one nay [David Diamond] motion carried by majority.***

3542 Tipperary property behind theirs – sell to them email of 1/21: Discussion by the board. This property is a stormwater easement, selling would require membership vote. Board does not have authority to sell.

SOS system moved – Sunset Lakes & Island Estates- \$315.00 to move, Approved by Julie Song.

Vice President: Update on Storm Water repairs: Jim: All Florida Septic made it to 680/681- fully repaired and now just pavement work need. Jim is working with the company on schedule repairs on the remaining drains. Crawford from Tradewinds mentioned he has a drainage issue behind his home that used to be a pond.

Treasurer: Financials – updating YE financial statements with 2023 bills that needed to be allocated in to 2023 and will resend.

Secretary: Nothing to report

Director at Large: Nothing to report.

Unfinished Business

On going Review Lawn Maintenance Contracts – place to cut costs- Tim Bowlin provide an update on his efforts. There are 4 large areas behind killarney, Sierra common area, starlight common, sunward drive lake and 3723 sunward- common areas. Owners used to maintain but association has started maintaining in the past few years. Tim spoke to owners and stated they want to take back over. Other ways to reduce cost is to add mix planting beds but required ongoing maintenance. Plant ground cover, choose perennials and different affordable landscaping. Landscape concerns from vendor, owners keep dumping in common areas, especially on Tradewinds. Owners need to dispose of their own landscaping. Tim to continue working on solutions and bring to the board for consideration.

Brush Hogging Island Estates – three bids: Management provided three bids on the IE Brush Hogging, Space Coast - \$2000.00, US Lawns \$3,600.00 and Southern Land Services \$2,500.00. **A motion was made to approve Space Coast with a cost of \$2,000.00 The motion was seconded by Jim Wagner and carried unanimously.**

Parking Resolution – Atty- Julie Song reviewed requirement to amend docs to restrict Parking.

Resolution – Voting & Communication: This resolution will be redrafted and mailed out 14-days in advance and BOD will vote on.

Sign for IE- Pending Bid.

Gazebo- Pending Bids.

New Business

SOS two systems- A motion was made by David Diamond to install Click to Enter to the gates as a secondary or backup to the new SoS System. The motion was seconded by Tim Bowlin. Roll call vote: One yea- four nay [Julie Song, Jim Wagner, Tim Bowlin, Suzette Smith] motion died.

ARC requests: A motion made by Julie Song to have ARC requests copied to the board. The motion was seconded by David Diamond. Julie made a motion to amend her previous motion and request monthly report from ARC. The motion was seconded by David Diamond. Seconded by David. Roll call vote: four yea, One, abstained [Jim Wagner]. Motion carried by majority.

Atty for HOA matters: Julie Song is reaching out to 3 association attorneys and obtaining info to bring forward to the board for consideration.

Corporate Transparency Act- Reporting requirements would go into effect January of 2025 if passed.

Sod in front of Sunset Lakes by fence- The board agreed to revisit in fall.

Tipperary drainage- Owner reported drainage issue, management is requesting a proposal to repair from Meyers. Jim and Tim stated they would look at this as well as they were not aware of a standing water issue.

Dismantle and remove exercise stations at Island Estates: **A motion was made to remove the old structures by Julie. Tim Bowlin seconded the motion. Roll call vote: four yea, one nay [David Diamond] motion carried by majority.**

Homeowner's comments/questions- Open forum was held, each member was provided a minimum of 3 minutes to speak on any agenda topics. Topics discussed were gate cameras, drains, dredging drainage area in island estates and behind sunward.

Next Meeting – March 18, 2024 @ 7pm VIA ZOOM

Meeting Adjourned- A motion was made by Julie to adjourn the meeting at 8:54 PM.