

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

- A. Meeting Call to order: The meeting was called to order by Julie Song at **7:02 pm**
- B. Certification of Quorum for Board Meeting

**Present:**

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

**Additional Attendee:**

	Leland	<b>Brittany Robberecht</b>

**Notice of Meeting**

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

**Prior Meeting Minutes Disposition**

- Julie made a motion to adopt the minutes of December 18, 2023 with the corrections as noted, Tim seconded motion passed unanimously
- Matt reported the December 2023 financials were received at 6:58pm prior to meeting as they are year end financials, we all need to review prior to voting to accept.

**Reports from Officers:**

President –

- Julie made a motion to add item to agenda regarding account #1687033301 as it is a time sensitive matter since it is scheduled to be heard in default court on January 18, 2024; Atty needed decision from board prior. Matt seconded the motion, discussion to give homeowner 90-day extension to pay and bring account current. David made motion to give homeowner 90-day extension, Tim seconded. David, Tim, Jim, Matt Yay, Julie Nay. Motion carried. Julie will inform Atty of 90-day extension.
- Julie reported we are still waiting on FP&L to replace the light pole owned by them, leased by SLHOA on Sierra and another light that has been out over two months. Tickets opened in que is all Brittany gets when she follows up.

- New lights installed at Island Estates columns and back gate columns of Sunset Lake these were reserve expenses.
- Issues with Go Daddy email, lost history for ARC and Board emails but it is working now going forward.
- Gate matters still happening, with keypad at Island Estates, will have company look into this before warranty expires.

Vice President –

- Jim Storm Water drain issues – Jim, Julie, Brittany, Frank all met with Cloud9 on January 3, 2024 to look at the drains they worked on. Cloud9 provided a proposal of \$3,903.30 to “evaluate” their work and see if it falls under their warranty at one location at 800 Sunset Lakes Drive. Jim stated that for \$8,845 we can get it fixed correctly. Jim made a motion to not proceed any further with Cloud9 and have All Florida Septic work on the drains that are collapsing. Julie seconded motion, Jim, Tim, Julie, Matt Yay, David Nay. Motion Carried. Julie will let Cloud9 know to cancel the appointment on Wednesday, January 17<sup>th</sup>.

Secretary – Nothing to report

Treasurer – Nothing to report

Director at Large – Nothing to report

### **Vote**

Julie made a motion to move the gate operations, maintenance, database over to Leland beginning March 1, 2024 (warranty will have expired) and not reinstate the old system as Leland will not run two systems. Jim seconded, Julie, Jim, Tim, Matt Yay David Nay motion carried. Julie will inform Brittany of the switch over.

### **Unfinished Business**

- Tim is working with current vendor on areas to cut costs, fertilizer, sprinklers, etc. Julie gave Tim name of company to call regarding the mulch – American Mulch & Soil, one half the cost for mulch than what we have been paying. Brittany and Julie are working with the other vendors that responded to RFP on ways to cut costs.
- Parking Resolution – working document, Julie will send the mock up she and Jim worked on and asked Board to respond with their input to put into one document and have atty review prior to mailing to homeowner. Goal is to have the resolution mailed with June 1<sup>st</sup> Assessment notice.

### **New Business**

- Brush hogging Island Estates, received one bid for \$2,000 (last year paid \$1,850) want to get a couple of other bids for the work. Look at getting it so the lawn maintenance company keep it mowed.
- Board voting on items prior to having legal counsel direction, do homework prior to voting as items pertain to our documents and legality
- Notes on conversations with Atty should be provided to Board members and have two Board members on calls when possible
- Voting & Communication Resolution, we received from Atty and we will have to start over as the Resolution must be provided to homeowners prior to board adopting. Goal to go out with June 1<sup>st</sup> assessment mailing.

- Windstorm took trees and bamboo out on berm of Island Estates, need to let Brittany know to get company in to clean up.
- Get with Brittany for recommendations on other legal offices for collections and legal matters other than our current legal office as costs are high. Julie will follow up with Brittany on recommendations on other legal offices that work with Leland.

Next Meeting – Annual Meeting notices have been mailed to all homeowners. Meeting will be on Tuesday, February 13, 2024 at 7pm – registration to begin at 6:30pm at the Moose Lodge.

Meeting Adjourned 8:53pm