

# Sunset Lakes Homeowner Association, Inc.

## MINUTES

Board of Directors Meeting

Via Zoom.com

January 17, 2022 at 6:30 pm

A. The meeting was called to order by Ron Davis at 6:43 pm

B. Certification of quorum for board meeting

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

Additional Attendees

X	Leland Management	Brittany Robberecht
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C. Notice of Meeting

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

D. Prior Meeting Minutes Disposition

Ron moved to approve the draft minutes from the BOD Meeting on December 20, 2021.

Lee seconded. All in favor, motion adopted.

E. Reports from Officers

President

Ron moved to allow homeowners requesting to remove oak trees in their easement to do so at their expense providing the homeowner pays for a replacement tree or trees to meet the canopy requirement either on their property or on common property with Board approval. Lee seconded. All in favor, motion adopted.

Vice President

Secretary

Treasurer

Julie moved to be allowed to remove four palm trees in her easement due to two of them being diseased. Ron seconded.

Ron, Lee, David, and Lee – yea

Julie – abstained

Motion adopted

Julie mentioned that CRI (Carr, Riggs, and Ingram CPAs and Advisors) will perform a financial review of the Sunset Lakes Homeowners Association records for 2021.

Director at Large

F. Unfinished Business

## G. New Business

1. Ron moved to ratify the Board's previous unanimous agreement to have Tidal Wave Pressure Washing complete pressure washing of the common sidewalks for \$6,850. David seconded. All in favor, motion adopted.
2. Ron moved to approve purchasing Clayton-McCulloh's Annual Legal Package for 14 hours at a cost of \$3,640 that will reduce hourly cost \$40/hour saving the Association between \$540 and \$1,260. David seconded. All in favor, motion adopted.
3. Ron moved to post the monthly financial reports (Balance Sheet and the Budget Comparison) to the private side of the SLHOA.com website for homeowner review if desired. David seconded. All in favor, motion adopted.
4. Storm water system – awaiting cost estimate from Foundation Repair Solutions regarding repair of our storm water basins. The company's inspection revealed much needed repair to most of the basins, some quite extensively.
5. Covenant Enforcement Policy procedure – our current policy does not go past levying fines on non-compliant homeowners. Recommend we add the next step of recording a lien with Brevard County on the property.
6. Tennis courts (different types of materials) – Brittany found another company to give an estimate to replace the asphalt. Changing to concrete or another type may be considered a material alteration (since the developer used asphalt) which would require an approval of 75% of the membership. The current application has lasted 25+ years.
7. Storage buildings in Island Estates – David and Jim discussed interpretation of the Declaration of Covenants and Restrictions and the Design Review Guidelines.
8. Ron moved the Board appoint homeowner Keri Draper to the Compliance Committee. Julie seconded. All in favor, motion adopted.

H. Next meeting: Annual Membership Meeting February 1, 2022, 7 PM, at Moose Lodge Merritt Island.

I. Ron adjourned the meeting at 8:40 pm