

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Regular Meeting

Hobbs Pharmacy

133 N. Banana River Drive, Merritt Island, FL 32952

Monday, January 18, 2021 at 6:00 pm

A. Certification of Quorum for regular board meeting

Present		
X	President	Ron Davis
X	Vice President	Dave Cheney
X	Secretary	Lee Tibbitts
X	Treasurer	Julie Song
X	Director at Large	Tim Bowlin
X	APM Property Manager	Frank Bradley
	ARC	Jim Wagner
X	Standing Committees	Sharon Cofield (Compliance) Jim Wagner (Security)

B. Pledge of Allegiance

C. Notice of Meeting

Posted at the entrance community boards and posted on SLHOA.com website. Meeting room in person attendance limited to BOD, Property Manager, committee members and special invitees; dial in provided for homeowners.

D. Prior Meeting Minutes Disposition

Ron motioned to approve the minutes from December 15, 2020, Julie second, motion passed.

E. Reports from Officers

President

1. Ron mentioned the possibility of installing a barrier arm at the park entrance to keep vehicles out between sunset and sunrise.
2. Ron Motioned to have BCSO on premises for traffic enforcement, two times in February and two times in March, not to exceed \$300 a month, Julie second, all in favor, motion passed.

Vice President

1. Dave motioned to record the new Rules & Guidelines, Ron second, all in favor, motion passed.
2. Ron clarified the motioned passed at the November 16, 2020 meeting regarding accounts automatically turned over to the attorney for collections. Only homeowners who have an overdue balance of \$300 or more in assessments will be turned over to the attorney. Late fees, interests, and fines are not included in the \$300 minimum.

Secretary

1. Nothing to report

Treasurer

1. Compilation complete. Carr, Riggs, and Ingram, LLC will conduct a 2020 audit and present to the Board by March 31, 2021.

Director at Large

1. Tim motioned to have HOA assessments be required quarterly vice semi-annually. Ron second.
Tim – yea
Ron, Lee, Julie, and Dave – nay
Motion failed.
Ron stated that homeowners can pay in advance at any time as long as their semi-annual payments are made by the due date.

F. Frank Bradley, APM

1. Julie motioned not to exceed \$1200 for replacement lights for planters at the front entrance, Ron second, all in favor, motion passed.
2. Ron motioned to approve ABC concrete replace 9 sections of sidewalk not to exceed \$3,000. Lee second, all in favor, motioned passed.
3. Lee motioned for Mow Muscle Tree Service remove dead trees, vines, pepper trees, etc. in main park for \$5,000. Julie second, all in favor, motion passed.

G. ARC Report

1. Nothing to report

H. Standing Committee updates

1. Security – nothing to report
2. Welcoming – nothing to report
3. Violation Fines – Sharon gave report. Ron motioned to give a 30-day extension on dirt on house for 3776 Sierra per homeowner request, Dave second, all in favor, motion passed. Ron motioned to approve the following homeowners fines of \$50/day up to \$1,000 per violation:
526 Limerick
646 Limerick
3595 Starlight
4062 Tradewinds
Tim second, all in favor, motion passed.

I. Unfinished Business

1. Online Voting – Ron gave an update and is still working on it.

J. New Business

1. Reserve Study – Ron motioned to approve of Reserve Advisors to perform a reserve study with a cost of \$4,900 - \$6,000. Dave second, all in favor, motion passed
2. Replace pedestrian gates – Ron motioned to not replace the gates due to concerns with having to have motors on the gates to open them to meet ADA requirements. Lee second. Discussion included installing channel aluminum on each interior side of the gate posts to reduce opening and deter golf carts from transiting the pedestrian gate. All in favor, motion passed.

3. Late assessments – Motion was made by Ron to approve 4 accounts on DPC list go to collections Tim second all in favor, motion passed
4. Pavers – Ron motioned to allow homeowners at 3729 retain the brick pavers from the sidewalk and apron. Tim seconded.
Ron, Dave, Tim, and Lee – yea. Julie – nay. Motion passed.

K. Next meeting: February 2nd, at 7pm Annual Meeting at Moose Lodge in Merritt Island, FL

M. Meeting adjourned at 8:03 pm by Ron