

SLHOA Board meeting: June 15, 2020

Quorum attained: Julie, Ron, Tim, and Lee in attendance

Meeting called to order at 7:02 pm at Hobbs Pharmacy meeting room

Pledge of allegiance

Ron thanked the ARC for timely responses to homeowner requests and to Frank for taking minutes for prior BOD meetings.

Minutes of 18 May 2020 BOD meeting approved.

Reports

President: Ron Davis

- 1) Driveways aprons in an HOA community is not subject to Brevard County restrictions since the community is considered private property. The HOA can determine whether or not aprons can be expanded.
 - a. Need engineering and concrete specs for aprons.
 - b. Need a committee to research engineering specifications for aprons. Tim motioned, Ron seconded, all in favor. Motion was adopted then amended to add colors and pavers. Julie will head committee.
- 2) Confirmed with Brevard County that maintenance of the drainage easements behind homes on Sunward Dr. and Tipperary Dr. are the responsibility of the HOA.
- 3) A resident asked if the Board could look into the intersection of Sunset Lakes Dr. and Courtenay Pkwy due to a concern with the risk of north bound drivers making a U turn to head south on Courtenay Pkwy. Ron talked with the Florida Department of Transportation (FDOT) and they will request a traffic study to see if any changes are needed because the last study was performed in 2014. The recommendation will also include looking into a south bound turn lane into Sunset Lakes due to high traffic volume in the afternoon from Kennedy Space Center.

Vice President: Not present

Treasurer: Julie Song

- 1) Financials: CPA audit in progress and will complete by July 15, 2020 along with tax returns.
- 2) CD coming due in October 2020. Will cash CD and hold without reinvesting.

Secretary: Lee Tibbitts

Nothing to submit

Director at Large: Tim Bowlin

- 1) Hurricane Shutters:

- a. Brevard County does not address shutter restrictions for unoccupied homes. For occupied homes, "Windows and doors in occupied dwelling units shall not be boarded or covered, except for the temporary installation or closure of storm shutters, panels, or other hurricane protection devices during the threat of storm. While such protection is provided, at least one door leading directly to the building exterior shall be provided." SLHOA Rules and Guidelines, Article III, Section 3.09 states, "Hurricane shutters shall be approved in writing by the ARC. Temporary protective coverings over windows and doors shall allowed only after a storm warning has been issued by the U.S. Weather Service unless specifically approved by the Board for other purposes. Installation of permanent hurricane or decorative shutters shall be approved in writing by the ARC. Hurricane shutters or temporary protective coverings shall be opened or removed within one week of the storm event. Consideration shall be made regarding the color and style of hurricane shutters or decorative shutters, so as to compliment the home. No other bars or metal obstructions shall be allowed to be installed on windows."
 - b. The Brevard County Fire Marshall and Code of Enforcement agree that shutters should be removed 72 hours after a storm but there is no ordinance or written requirement from the County or State to do this.
 - c. Tim will lead the Storm Shutter Committee.
- 2) Sheds: Covenants and Restrictions Article VII, Section 7.3(b) prohibits detached auxiliary buildings, including storage buildings. Design Review Guidelines Article 4, Section 4.30 prohibits sheds. An amendment to the Covenants and Restrictions is required to allow sheds.

Advanced Property Management: Frank Bradley

- 1) All requirements are met for Brevard County traffic rules: awaiting County approval.
- 2) Completing work on gazebo by 496 Limerick Dr.
- 3) Report of small alligator in the main park lake. Frank called it in to FWC.
- 4) Frank will have the oak tree behind 710 Sunset Lakes Dr trimmed. Large branch is over homeowner's property.
- 5) Bird of Paradise in common area behind 3818 Sunward Dr needs to be removed. Planted by previous owner. Frank to get quote.
- 6) Painting new boards on pier behind 680 Sunset Lakes Dr
- 7) Received quotes to replace 4 storm grates: Lee motioned, Julie seconded, all in favor, Motion adopted.
- 8) Sidewalks throughout the community need repairs. One quote for 50 slabs at 5ft each is \$11,500 to fix. Frank will get more bids.
- 9) 3582 Tipperary Dr street gutter has slight upgrade to storm drain not allowing continual flow to drain. Frank and Jim Wagner will investigate.
- 10) New combination locks installed on chains to the two Island Estate common area access points.

ARC: Jim Wagner

- 1) New ARC request form on SLHOA website.

- 2) County permits are required for fence and roof replacement.
- 3) Approved colors for concrete and fence are accessible through the SLHOA website.
- 4) The ARC will begin updating the Design Review Guidelines.

Committees

Security: Awaiting quotes on new entrance gates.

Welcoming: Received new homeowner list 15 June 2020. Will be delivering 12-13 welcoming packets. Welcome packets well received by homeowners.

Violation and Fines: not present

Unfinished Business

- 1) Mowing of common property around lake behind Sunward and Sunset Lakes Dr. This is the only common property not mowed by the HOA landscaper. Tim moved to have Brevard Lawns provide quote to mow this area. Julie seconded. All in favor, motion adopted. Julie will draft a letter to homeowners around the lake of intent for the landscaper to begin mowing and giving them two weeks' notice to remove any personal items from the common area.
- 2) Ron moved to switch street lighting in Sunset Lakes and Island Estates to LED. Julie seconded. Ron stated that FPL will not charge for the switchover. The HOA monthly lighting bill will increase by about four dollars but the benefit to the community is that when a light fails, FPL will get an automatic notification to put in trouble ticket for repair. Currently, someone has to call FPL for a ticket. It will cost \$4 more per month for the LED lights. All in favor, motion adopted.

New Business

- 1) Ron moved to set up Rules and Guidelines committee. Julie seconded. There is wording in the guidelines that need to be corrected. Dave Cheney was appointed to chair the committee to get the guidelines updated. All in favor, motion adopted.
- 2) Ron moved to pursue on line voting. Tim Seconded. Lee volunteered to lead the Online Voting Committee. All in favor, motion adopted.
- 3) Lee informed the Board that Hobbs Pharmacy is now closing at 8 pm. Consequently, BOD meetings will be changed from 7-9 pm to 6-8 pm starting 20 July 2020.

Next meeting: July 20, 2020 at 6pm at Hobbs Pharmacy

Motion to adjourn by Ron, Tim seconded, all in favor, at 8:39pm.