

Sunset Lakes Homeowner Association, Inc.
MINUTES

Board of Directors Regular Meeting
Hobbs Pharmacy
133 N. Banana River Drive, Merritt Island, FL 32952
Monday, March 15, 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

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 the following meetings:

January 18, 2021 BOD Meeting

February 4, 2021 BOD Organizational Meeting

March 4, 2021 BOD Documentation Meeting with Attorney

Motion seconded by Lee, all approved, motion adopted

E. Reports from Officers

President

1. Ron reported that the Brevard County Sheriff's Office, Crime Prevention personnel recommended to not chain the park for vehicles as it would prevent BCSO from entering park if needed. They also recommended the perimeter be cleaned up to allow more visibility in the park at night.
2. Ron is working on refurbishment and painting of the front entrance sign.

Vice President

1. Draft of Rules & Guidelines. Ron moved to rescind the vote to post the draft Rules & Guidelines from the BOD meeting on January 18, 2021 to allow the Attorney to perform a legal review. Then the Rules and Guidelines would be made available to the membership 30 days prior to a BOD vote. Lee seconded, all in favor, motion adopted.

Secretary

1. Nothing to report

Treasurer

1. Carr Riggs will provide the 2020 audit to the Board by March 31, 2021. The audit must be posted on the website and available to the membership by April 15, 2021.
2. Julie gave an update on getting leases from homeowners in accordance with Covenants and Restrictions. Julie moved to send a final notice to homeowners who have not responded to the initial mailing requesting a copy of the lease and give them until April 1, 2021 to respond. After April 1, 2021 have the Attorney send a letter to the homeowner demanding a copy of the lease. Dave seconded. The motion was modified to change the date from April 1 to April 15, 2021 and send the letter certified. All in favor, motion adopted.

Director at Large

1. Tim reminded the Board to inform the membership in the next semi-annual Board letter in June 2021 they can pay their assessments in advance as long as they make pay assessments on time.
2. Asked about the south drainage easement. Ron informed the Board the area has been cleared and will be kept clear by Brevard Lawns after the contract is amended.
3. The agreement with BCSO to enforce traffic regulations in Sunset Lakes and Island Estates is on the SLHOA website.

F. APM

1. Absent

G. ARC Report

2. Absent

H. Standing Committee updates

1. Ron informed the Board that Carolyn Mahoney has volunteered to be on the Compliance Committee.
2. Ron asked Board members to encourage neighbors to volunteer for committee positions and promote participation as a positive contribution to the community.

I. Unfinished Business

1. Online Voting – Julie moved to approve BeckerBallot for the SLHOA online voting company for a one time vote for the Member meeting in February 2022. The cost is \$700. Ron seconded. All in favor, motion adopted.

J. New Business

1. The Board considered the Marketable Title Record Act (MRTA). Ron explained what MRTA is and the impact if the Association doesn't file notice of the governing documents prior to the 30-year time limit. The SLHOA 30-year date is April, 2023. The best approach is to update the documents prior to filing notice/re-recording the governing documents.
2. Due Process Report for violations: Ron moved to fine the following homeowners for up to \$50/day and a total of \$1,000 per violation per F.S. 720:
866 Limerick
581 Sunset Lakes Dr.
3774 Sunward Dr.

Dave seconded. All in favor, motion adopted.

3. Ron moved to reduce the reimbursement to homeowners at 3801 Sunward Dr. and 3729 Sunward Dr. by the amount it cost the Association to have to pay Clayton-McCulloh to research, write, and deliver individual letters to these homeowners after they refused to give consent for the HOA to restore the sidewalk and apron to concrete. Julie seconded. All in favor, motion adopted.
4. Ron moved to approve the Meeting Rules for Members. Lee seconded. All in favor, motion adopted.
5. Ron moved to terminate the Association's contract with Advanced Property Management on April 30, 2021 and contract with Leland Management starting May 1, 2021. Julie seconded. All in favor, motion adopted.
6. The Board considered moving the monthly meeting time and location to better accommodate homeowners. Dave suggested trying Zoom for the Board members benefit.
7. Ron moved to appoint Carolyn Mahoney to the Compliance Committee. Julie seconded. All in favor, motion adopted.

K. Next meeting: April 19, at 6 pm at Hobb's Pharmacy in Merritt Island.

L. Meeting adjourned at 8:02 pm by Ron