

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Hobbs Pharmacy

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

Tuesday, May 11, 2021 at 6:00 pm

A. The meeting was called to order by Board President Ron Davis at 6:00 PM.

B. 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

Additional attendees

X	Leland	Darcie Madison
X	Leland	Brittany Robberecht

C. Notice of Meeting

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

D. Prior Meeting Minutes Disposition

Ron moved to approve the minutes from the April 20, 2021 BOD Meeting. Lee seconded. All in favor, motion adopted.

E. Reports from Officers

1. Tim mentioned that he and Ron walked the drainage easement behind Sunward south. He also mentioned that homeowners who live along both the drainage easement to the south and east of Sunset Lakes need to assist in keeping them clear of debris for proper drainage.

F. Unfinished Business

1. None

G. New Business

1. Review/Discuss Reserve Study Results: Discussion ensued on reserve study/pooling/component reserve methods.
2. Lake Erosion Control: Dave reported some ponds showing signs of erosion behind his home on Limerick. Leland to call Lake and Wetlands to review areas where erosion is becoming an issue and schedule site visit with Frank Bradley.

3. Appointment to Finance Committee: A motion was made by Ron to appoint Suzette Smith to the finance committee. The motion was seconded by Julie. All in favor, motion adopted.
4. Collection Policy: A motion was made by Ron to approve the collection policy provided by Leland Management. The motion was seconded by Lee. All in favor, motion adopted.
5. Utility Trailer: APM provided utility trailer for Frank (maintenance) to use. Discussion ensued with Leland on getting a trailer. Ron called a storage locker across the street and obtained pricing for a 10x20 unit at \$140.00 a month. The Board discussed the possibility of purchasing APMs pressure washer for the association to use. Leland will obtain proposal on having a vendor pressure wash the common areas.

H. Next meeting: May 17, 2021 via Zoom.com at 6:30 PM.

I. Adjournment: Ron adjourned the meeting at 7:42 PM.