

SUNSET LAKES HOME OWNERS ASSOCIATION, INC.

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A PRIVATE, GATED COMMUNITY LOCATED ON NORTH MERRITT ISLAND

<https://slhoa.com>

Board of Directors / Meeting Agenda / May 14, 2019 7:00 PM

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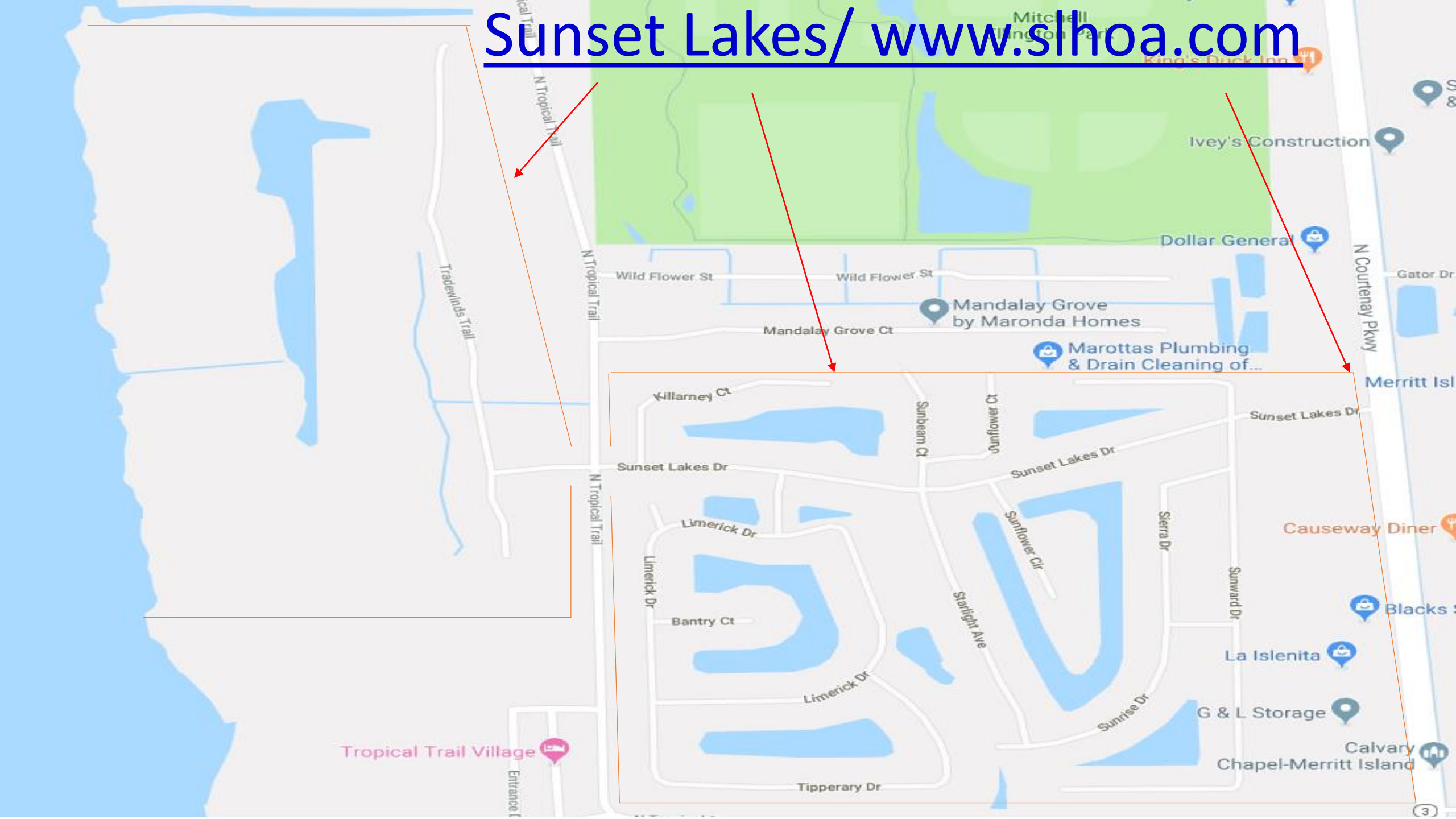
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Sunset Lakes/ www.slhoa.com



Sunset Lakes Homeowner Association, Inc.
Board of Directors Meeting, Inc.
Wicked - Paper 3585 N. Courtenay Pkwy, Suite 1 Merritt Island, FL 32953

April 23, 2019 – APPROVED MINUTES



Page 2, Sunset Lakes Board of Directors meeting April 23, 2019

Secretary April Wagner Report

April Wagner reported that the website has been organized and an increase in email address storage will be needed. Cost will be obtained for the board. Long term goal for the website is to have messaging capability such as Next Door's system.

Treasurer Lee Tibbitts Report

March financial summary attached. Home Depot card will not be obtained for maintenance use due to personal liability requirements. Lee Tibbitts will chair and work with Julie Song on financial oversight committee.

Director at Large Jo Lea Hearn Report

JoLea Hearn reported the Easter egg hunt was a success. The association will coordinate a 4th of July parade 9:00 AM on July 4th. Other activities include Halloween and Oktoberfest celebration in the fall with other activities to be added. A welcome letter was created for the Welcoming Committee. See attached.

ARC- George Kraft

George Kraft reported pending approvals are approved. Owners will be advised there is 30-day approval window from the committee.

Security- Jim Wagner- Not present

Paul Artrip motioned and April Wagner seconded that the new cost for gate remotes be \$20 due to increased purchase cost. All were in favor.
Software and hardware upgrades to gate system will need to be evaluated and tabled for next report.

Open Discussion/Homeowner Comment

April Wagner reported the sliding board was rusted and needs attention.
Traffic re-survey is in the works.
3737 Sunward reported erosion and storm drain covered behind her fence-line. Penny Holladay and Paul Artrip to investigate on Thursday.
An owner requested additional doggie stations on Starlight.

Next Board of Directors meeting set for May 14 or May 21, 2019. to be determined, 7:00 Office of Wicked Papers 3585 Courtney Parkway, Merritt Island, FL 32953.

Adjournment-

Meeting adjourned at 8:55 PM.

Call to order/Certify Quorum

Tim Bowlin, Paul Artrip, April Wagner, Jo Lea Hearn and Lee Tibbitts were in attendance, therefore a quorum of the board was established. Penny Holladay represented Sentry Management, Inc. The meeting was called to order at 7:06 PM. Go to meeting would not activate therefore the meeting was conducted without teleconference.

Approval of Prior Minutes, March 26, 2019

Jo Lea Hearn motioned and April Wagner seconded that the minutes be approved. All were in favor.

President's Report

A power point presentation was formulated for the agenda of this meeting and will be posted on the website after the meeting. Tim Bowlin also stated that he is completing a newsletter that will be circulated quarterly. The newsletter will be posted on the SLHOA website, emailed to those on record and mailed to those without email addresses.

Management Report

Penny Holladay reported that Tony Spinella has repaired picnic tables and the fountain at the Island Estates entrance. The "I" bulb has been replaced at that entrance. The Tradewinds culvert repair was completed. US lawns followed up with landscape repair. Concrete work will need to be made in several locations after Killarney storm drain is completed on April 30, 2019, rescheduled by the contractor. A six foot plus alligator has been moving from pond to pond and the ticket number with the agency for removal is 454584.

Penny Holladay met with Atlantic Southern paving representative regarding covering deficiencies from the job. Philip Stasik reported Paul Artrip motioned and JoLea Hearn seconded that the final payment be made with 10% retainage. All were in favor.

See attached estimate from Sabatino construction to repair gazebo located in vicinity of 500 Limerick.

Tabled for inspection of construction by Paul Artrip.

Bid comparison sheet attached for irrigation repairs. Paul Artrip motioned and Lee Tibbitts seconded that US Lawns contract be provided with parameters of free initial inspection. Monthly inspections at flat fee of \$225 and material mark up of 40%. All were in favor.

Penny Holladay provided a collection report to the board and made recommendations regarding legal action to be taken by email. New collection policy begins July 1, 2019 with no late fees for 30 days from date due and intent to lien to be filed on 45-day delinquency. Attorney Ruggieri and CAS collections will be contacted for current collection policy procedures and cost to the association.

CPA engagement letter for 2018 annual report and Clayton McCulloh cancellation forms were presented to the president for signature.

Vice President Paul Artrip Report

Paul Artrip provided a map of irrigation zones and storm water pipes for copy and lamination. Weed level is being maintained at lake edges with out use of roundup.

Penny Holladay and Paul Artrip will meet with American Inline on Thursday April 25, 2019 regarding inspection of three suspect damaged drains.

Attorney will be questioned regarding online voting for members and street parking enforcement.

551 Sunset lakes driveway concrete issue was reported to the board.

Board of Directors
MEETING AGENDA
May 14, 2019 7:00 PM Wicked - Paper
3585 N. Courtenay Pkwy, Suite 1
Merritt Island, FL 32953



- **I. Call to order/ Certify Quorum – TIME: 7:03pm**
-
- **II. Approval of prior Minutes (SLIDE – 3)**
-
- **III. Old Business**
- **1. Formation of committees:**
 - A. Landscape/ US Lawns – Irrigation Contract
 - B. Website
 - C. Security System
 - D. ARC – Comm’s
 - E. Finance
 - F. Hurricane: Season Jun 1st – Nov 30th
 - G. Traffic – Speed Limits/ Sign’s
 - H. Helping Hands
- **VI. New Business**
 - **1. Security System /Video – Cameras Photo Policy Letter**
 - As per the Attorney (Frank Ruggieri/ The Ruggieri Law Firm P.A.), by Florida Statute 720 only required to provide written record to an owner and the tape will only be provided to law enforcement or insurance agent involved in a criminal act investigation.
 - **Prior SLHOA – BOD’s Processing/**
 - **FOIA – Freedom of Information Act Florida/ - NA: SLHOA is Private Not-For-Profit Corporation Simply doesn’t apply.**
 - **2. Open discussion**
- **V. Adjournment/ Time:**

President Reports – Tim Bowlin



Agenda.

UPDATES/ New committees.(Identify the current committees and the people that are still volunteering for them).

Committee list new and old that is posted on: <https://slhoa.com/>

- Landscape: Chair - Paul Artrip/ Members: Tim Bowlin
- Storm Water: Chair – Paul Artrip/ Members:
- Hurricane Preparedness: Chair - Dave Cheney/ Members: Jim Wagner
 - The **2019** Atlantic **hurricane season** will officially begin on June 1, **2019**, and end on November 30, **2019**.
 - AccuWeather forecasters are predicting 2019 to result in a **near- to slightly above-normal season with 12 to 14 storms**.
- Security: Chair - Jim Wagner/ Members: Tim
- Website: Chair - April Wagner/ Members: volunteers to help with a plan for updating
- Welcoming: Chair - Jo Lea Hearn/ Members:
- Social/Holiday: Chair – Jo Lea Hearn/ Members:
- Financial: Chair – Lee Tibbitts/ Members: Julie Song, Frank Sanchez, Pat Kerr.
- Traffic: Chair – Tim Bowlin/ Members: Pat Kerr, Paul Artrip .
- Helping Hands – Paul Artrip/ Members: Tim Bowlin Jim Wagner, Meeting Sch'd: Tues May 21 @ 7pm Wicked Papers.

•UPDATES/ Traffic Survey Contact County/ POC: Current Traffic Survey Report/ New Traffic Survey - Requirements.

1. [County Report end of Week/Next Week – Road Signs \(Speed – Limits\)](#).
2. Recertified – Status immediately so we can have the sheriff's dept enforce our traffic in the community.
3. Move that the cost to change the signs and purchase new signs should be from **Sentry Management**.

- **New Letter – POSTED TO WEBSITE: <https://slhoa.com/>**

Property Manger Report - Penny Holladay



- Maintenance Issues- Tony Spinella (Slide – 13)
- Tradewinds repair **culvert completed- Concrete to be done-**
- Killarney repair- **culvert completed- Concrete to be done**
- Fountain and Light operational at Island Estates entrance- **Completed**
- Upcoming culverts- **Advise of Inline- Monitor for back ups after rain**
- Approval of paving expense- **10% Held back and 90% Paid**
- Gazebo repair estimate- www.Fifthroom.com- \$4846.00 14' treated pine with shipping and asphalt shingle.
- www.hayneedle.com **Handy Home Monterey 10 x 14 ft. Oval Gazebo** \$3,431.11 plus shipping.
- Gator management- ticket 454584-**still active until June 1- not harvested**
- Irrigation repair estimates/ Contract with US Lawns - **Attached**

Property Manger Report - Penny Holladay



U S Lawns of Brevard
 374 Commerce Parkway
 Rockledge, FL 32955
 (321) 636-0655
 admin@uslawnsfbrevard.com
 http://www.uslawns.com/team185

PROPOSAL

ADDRESS: Sunset Lakes
 c/o Sentry Management
 597 Haverly Ct. Ste 110
 Rockledge, FL 32955

SHIP TO: Sunset Lakes
 Sunset Lakes Dr/Courtenay
 Pkwy
 Merritt Island, FL 32953

PROPOSAL # 06310
 DATE 05/09/2019

ACTIVITY	ACTIVITY	AMOUNT
Irrigation inspection completed on 5/7/19	Irrigation	0.00
Timer A: Need to make repairs to broken heads for proper coverage	Irrigation	0.00
Labor hours, 2 @ \$65.00	Irrigation	130.00
4" spray heads, 2 @ \$4.50	Irrigation	9.00
12" spray heads, 1 @ \$15.50	Irrigation	15.50
Rotor, 1 @ \$18.00	Irrigation	18.00
Nozzles, 5 @ \$2.00	Irrigation	10.00
Timer B: Need to track zone 10, zone is reading open as well as zones 1 & 4. Zone 2 solenoid is shorted out and needs to be replaced. Need to replace broken rotors.	Irrigation	0.00
Labor hours, 3 @ \$65.00	Irrigation	195.00
Solenoid, 1 @ \$40.00	Irrigation	40.00
Funny 90, 1 @ \$0.75	Irrigation	0.75
Rotors, 2 @ \$18.00	Irrigation	36.00
Node 1: Need to replace rotors for proper coverage. Recommend replacing node and need to put new valve box, old one has no lid and is broken.	Irrigation	0.00
Labor hours, 2 @ \$65.00	Irrigation	130.00
Hurter single station node, 1 @ \$160.00	Irrigation	160.00
Rotors, 3 @ \$18.00	Irrigation	54.00
12" square valve box, 1 @ \$32.00	Irrigation	32.00
Node 2: Need to replace double station node and 2 valves that are stuck on one zone and leaking from cam. Need to do IMC once repairs are made.	Irrigation	0.00
Labor hours, 5 @ \$65.00	Irrigation	325.00
Double station hunter node, 1 @ \$200.00	Irrigation	200.00

ACTIVITY	ACTIVITY	AMOUNT
Indexing valves, 2 @ \$37.00	Irrigation	74.00
1" 90 sch 40 pvc white, 1 @ \$0.90	Irrigation	0.90
1" couplings sch 40 pvc white, 6 @ \$0.90	Irrigation	5.40
1" pipe sch 40 pvc white, 1 @ \$0.75	Irrigation	0.75
Node 3: Recommend replacing 4 station hunter node. Main line break at one of the valves. Need to repair.	Irrigation	0.00
Labor hours, 3 @ \$65.00	Irrigation	195.00
4 station hunter node, 1 @ \$240.00	Irrigation	240.00
1" slip fix, 1 @ \$8.00	Irrigation	8.00
1" sch 40 pvc white, 1 @ \$0.75	Irrigation	0.75
Node 4: No repairs needed	Irrigation	0.00
Node 5: Need to replace broken spray heads as well as rotors. Need to bury exposed pipe. Recommend raising and replacing index valve out of dirt. Need to fix lateral line break and put valve box over indexing valve.	Irrigation	0.00
Labor hours, 6 @ \$65.00	Irrigation	390.00
4" spray heads, 6 @ \$4.50	Irrigation	27.00
Rotors, 3 @ \$18.00	Irrigation	54.00
Nozzles, 6 @ \$2.00	Irrigation	12.00
Indexing valve, 1 @ \$37.00	Irrigation	37.00
12" round valve box, 1 @ \$32.00	Irrigation	32.00
1" couplings, 6 @ \$0.90	Irrigation	5.40
1" 90 pvc, 2 @ \$0.90	Irrigation	1.80
1" slip fix, 1 @ \$8.00	Irrigation	8.00
Node 6: Need to replace broken rotors that are leaking from seals. Single station node is not working.	Irrigation	0.00
Labor hours, 1 @ \$65.00	Irrigation	65.00
Rotors, 3 @ \$18.00	Irrigation	54.00
Single station node, 1 @ \$160.00	Irrigation	160.00
Node 7: Need to replace 2 clogged nozzles	Irrigation	0.00
Labor hours, 1 @ \$65.00	Irrigation	65.00
Nozzles, 2 @ \$2.00	Irrigation	4.00
Node 8: Need to replace a broken rotor and a valve box cover	Irrigation	0.00
Labor hours, 1 @ \$65.00	Irrigation	65.00
10" valve box cover, 1 @ \$18.00	Irrigation	18.00
Rotor, 1 @ \$18.00	Irrigation	18.00
Nodes 9, 10 & 11: No repairs needed	Irrigation	0.00
Island Estates: Timer A - Need to replace clogged nozzles, broken rotors and spray heads. Zones 11, 13 & 15 have lateral line breaks. Zones 2, 4, 5, 14 & 16 all reading open wire. Need to track valves and diagnose problem. Need to install new rain sensor.	Irrigation	0.00
Labor hours, 10 @ \$65.00	Irrigation	650.00
4" spray heads, 1 @ \$4.50	Irrigation	4.50
Rotors, 5 @ \$18.00	Irrigation	90.00
Nozzles, 3 @ \$2.00	Irrigation	6.00

ACTIVITY	ACTIVITY	AMOUNT
1 1/2" slip cap, 2 @ \$1.55	Irrigation	3.10
1 1/2" slip fix, 1 @ \$18.00	Irrigation	18.00
1 1/2" coupling, 1 @ \$1.75	Irrigation	1.75
Wireless rain sensor, 1 @ \$99.00	Irrigation	99.00
Island Estates: Timer B - Screen on timer is frozen/burnt out and needs to be replaced. Also need to replace rain sensor.	Irrigation	0.00
Labor hours, 4 @ \$65.00	Irrigation	260.00
Hurter X-Core 8 station outdoor timer, 1 @ \$150.00	Irrigation	150.00
Wireless rain sensor, 1 @ \$99.00	Irrigation	99.00

ALL ESTIMATES ARE VALID FOR 30 DAYS TOTAL **\$4,277.60**

Accepted By _____ Accepted Date _____

Vice President – Report: Paul Artrip



Irrigation – Concern's/ Issu's:

- VP (If available) accompany the irrigation contractor throughout the neighborhood when he does his survey. Erosion along back of backyard fences along Sunward nearest N. Courtenay
- This was brought to our attention by a homeowner (Michelle) at the last meeting. HOWEVER:
- **SENTRY MGNT** and I surveyed the area. The only erosion we saw was between the low banks (3 feet wide on either side) and the high banks of the drainage ditch/French drain running parallel to owners' fences (another 3 feet wide on the owner's side, with the other side being neighborhood border with land adjacent to N. Courtenay). The erosion was at least three feet away from most fences. It did not appear to be an immediate concern; the drainage contractor agreed.
- **NOTE:** the only fences on the edge of erosion were those seemingly & possibly encroaching at least three feet onto the common property/ditch high bank easement. These fences were noticeably closer to the ditch than most other fences. An example picture of one such fence is attached below. How do we want to handle this? I suggest we obtain bids for erosion control, establish the actual property & easement lines, then inform homeowners of their respective issues & responsibilities.
- **NOTE:** most fencing was not encroaching; however at least three fences had gates opening onto the common property, with homemade wooden bridges to allow access to both sides of the easement.
- **NOTE:** we saw evidence of bush & tree cutting along the far bank of the ditch easement, with a treehouse and wooden bridge leading to an open back gate of a homeowner's back yard.
- **NOTE:** we heard complaints by at least one homeowners about a neighbor dumping trash into the drainage ditch. Could not corroborate unless hearing waders or hip boots.
- **NOTE:** we found a very rusted grate that appears to be severely corroded, a safety hazard and needs replacement. Picture attached below.
- **PARKING & Violations Committee:** Sentry MGNT explain to the BOD and attendees how arbitration would work for fines due to parking violations. In my humble opinion, this is the way to go; we need to come up with a schedule for notices and fines ASAP since this is a hot button issue with homeowners. Once established, we can then move forward to address other parking issues, but we need a doable and effective procedure first.
- **Additional Parking:** Purpose of the dead-end short little street sideways extensions with the yellow striped pavement? Fire hydrants are not present at most of these areas. Is it possible to consider these for TEMPORARY additional parking with set time limits and # of uses? I can certainly see someone abusing the situation by parking at different spots each week, over and over again. Perhaps a temporary parking placard with dates written in by & obtained from Sentry could be possible. Make it a cardboard placard with a large, easy-to-see ID # with the dates written in Sharpie so they can't be erased or wiped clean. This would meet a need for visiting family & friends without allowing dangerous on-street parking.
 - FYI: I spoke with my neighbor who is a Brevard County fireman, also on Brevard County Emergency Response. He said we would be crazy to allow on-street parking. If a contractor with a large vehicle is parked on both sides of the street, or on one side and a full size pickup truck on the other, it could block many kinds of First Responder medium and large vehicles, many of them would not be able to push through, & this is an ongoing problem they face all the time in many neighborhoods. He should know.



GAZEBO – REPAIR's: Either immediate wind repair/intervention or immediately torn down. I recommend three bids by contractors to repair plus replace the roof supporting posts with concrete below-ground anchors, followed by Tim's suggestion about pricing from a Home Depot, Tractor Supply, or Superior Sheds and arranging a contractor to assemble (due to liability, we probably don't want o assemble it although I would love to!). I am volunteering to obtain bids, if so desired by the BOD. Should Penny really want to get the bids, OK by me, I'm easy.

VOTING - ONLINE: Asking the BOD do they wish to have a committee study this, or do they want me to obtain bids from vendors? if a committee is desirable, I volunteer to post a request for volunteers on Nextdoor.

Sidewalks & Driveways: 551 Sunset Lakes, 465 Limerick. STATUS How to proceed? We already have a request from the homeowner at Limerick.

Storm Water Drains: Homeowner (Suzan Johnson) sent/email stating drain near her was plugged/ STATUS/ bid Status ??? (older signed contract?)

Secretary Report – April Wagner



- Website Account Updates:
 - Updated Go Daddy account to Go Central Business plus to increase marketing capability
 - Now we have the ability to support 5000 emails and send 50,000 emails per month
 - Cost was \$25.42 to upgrade account through the current term that ends June 14, 2021
 - Next step is to add a couple more email accounts for official use
 - Currently only have the ability to support 10
 - With using 2 accounts for helping hands, we are using 8 out of 10 available
- Website and Blog posting on the official HOA website
 - I will keep my account open on NextDoor
 - I will not post on NextDoor for HOA business, nor will I respond to private messaging
 - If someone needs to contact me, they can use the board@slhoa.info email
 - Please send to the email any Easter Egg hunt picture so I can get some posted
 - I'd also like the format that Tim uses for the Newsletter and need that to replicate for an official newsletter that I can send via email and we can print some if needed

Treasurer Report – Lee Tibbitts



SENTRY
MANAGEMENT INC.
COMMUNITY ASSOCIATION MANAGEMENT

Financial Summary

SUNSET LAKES HOMEOWNERS ASSOCIATION, INC.

April 2019

ASSETS		LIABILITIES	
Union Bank - Checking	196,161.83	AP	3,942.52
		Accrued estimated Expenses	81.67
Union Bank -MM- Reserve	221,096.27	Deferred Semi-annual assess	51,590.00
		Prepaid assessments	6,594.41
		Prior Owner credits	1,327.40
FCB-CD-2/7/20	112,928.27	AP Reserves	12,102.50
FCB-CD-10/26/19	106,622.42	Reserves	428,544.46
Accounts Receivables	14,321.55	Operating Equity	150,495.33
PrePaid Assets	3,547.95		
TOTAL ASSETS	654,678.29	TOTAL LIABILITY & EQUITY	654,678.29

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE Over/(Under)
TOTAL INCOME	24,619.47	101,148.15	96,513.36	4,634.79
EXPENSES:				
Building Maintenance				0.00
Grounds	957.50	40,891.17	50,665.17	(9,774.00)
Gate Maintenance	(3,409.78)	3,668.57	1,800.00	1,868.57
Utilities	1,874.87	7,629.33	7,193.28	436.05
Administration/Management	4,025.93	22,319.24	20,166.36	2,152.88
Reserves	4,172.16	16,688.39	16,688.39	0.00
TOTAL EXPENSES	7,620.68	91,196.70	96,513.20	(5,316.50)
SURPLUS/ (DEFICIT)	16,998.79	9,951.45	0.16	9,951.29

Director at Large Report – Jo Lea Hearn



- Welcome – New Residents
- Social Events Planning Session
 - Wednesday, May 29 at 6:30 p.m. at 946 Limerick Drive
 - Budget for 4th of July event?
- Events:
 - 4th of July Parade
 - Date: **Thursday July 4, 2019**
 - Time: **9:00am**
 - Octoberfest 2019
 - Date: Oct/ **TBD (Saturday 5, 12, 19)**
 - Time: **TBD/ (4pm-6pm or 7pm – 9pm)**
- Merritt Island Christmas Parade
 - Any interest in doing a community float?



Director at Large Report – Jo Lea Hearn (2)



Welcome to Sunset Lakes!

On behalf of the Sunset Lakes Homeowners Association, we would like to welcome you to your new home. We have included some information to help you get familiar with our neighborhood!

We have discovered that involved neighbors make great neighbors, so we are hoping you will get involved with some of the activities and programs that are available. If you are interested in becoming involved with our Homeowners Association, please feel free to contact your Board of Directors by email at: board@slhoa.info.

And be sure to visit the Sunset Lake Homeowners Association community website at: <https://slhoa.com> for community information, events, FAQ's and so much more.

We invite you to attend the SLHOA Board meetings which are generally held on a monthly basis. We encourage all homeowners to attend the meetings either in person or via internet as we value your input and participation. You can visit the SLHOA website referenced above for more information on the location, dates and times.

Welcome to the neighborhood!

Tim Bowlin, President

Paul Artrip, Vice President

April Wagner, Secretary

Lee Tibbetts, Treasurer

Jo Lea Hearn, Member at Large

Sunset Lakes Homeowners Association Website

Visit us at: <https://slhoa.com/>

What you will find on our website:

- Main Page – please send your email address, homeowner names and home address; for secure login
- HOA Documents
- Notices – Board Meetings, Neighborhood News
- Board Minutes
- Community Events
- Management & Dues Information
- ARC & Basic Rules
- and more

Under the More tab, you will find information on "Managing Garbage and Yard Waste Collection". Here is a link to recycling information: <http://www.wm.com/thinkgreen/what-can-i-recycle.jsp>.

Waste Management Company, (866)724-2989

Customer Support Link: <https://www.wm.com/us/customer-support>

PROPERTY MANAGEMENT

Sentry Management currently handles the property management for Sunset Lakes. If you have a question regarding your bill, notices, etc. you can contact:

Penny Holladay

Sentry Management

pholladay@sentrymgt.com

(321)638-8880 ext. 56006

HELPFUL PHONE NUMBERS IN CASE OF EMERGENCY DIAL 9-1-1

NON-EMERGENCY CONTACT NUMBERS	
Brevard County Sheriff, Non-Emergency	(321)633-7162
Animal Control	(321)633-2105
Poison Control Center, aapcc.org	(800)222-1222
Cape Canaveral Hospital, 701 W Cocoa Beach Cswy , Cocoa Beach	(321)799-7111
Wuesthoff Medical Center, 110 Longwood Ave, Rockledge, FL	(321)637-2603

Brevard County Area Libraries	
Merritt Island, 1195 North Courtenay Parkway, Merritt Island	(321)455-1369
Catherine Schweinsberg Rood Central Library, 308 Forrest Ave., Cocoa	(321)633-1792
Cocoa Beach, 550 North Brevard Avenue, Cocoa Beach	(321)868-1104

If you'd like to get involved in our community, we have many committees that can use your help. For more information, please write the HOA at board@slhoa.info.

Architectural Review Committee Report



The Architectural Review Committee (ARC) is an important part of Sunset Lakes HOA. They are elected by home owners and tasked with reviewing, evaluating and either approving or disapproving requests for construction, including exterior additions to homes, roofing, fencing, shutters, decks, driveways and paint. The ARC follows the Declarations regarding allowed construction and encourages harmonious continuity in Sunset Lakes, adding guidelines from time to time to assist Owners in this effort. They require a completed ARC form and may require other items such as surveys, depending upon the request. The ARC form below, should be completed and sent to ARC at arc@slhoa.info.

Current ARC Committee Members:

- Bill Probst
- George Kraft
- David Lerret
- Diane Gray
- Jeff Lamke

Handyman Report – Tony Spinella



- Visit Property Weekly
 - Guard House Roof Clean - Off
 - Empty All Trash Cans (04)
 - Work – Orders: ????
 - Gates – Front / Back PM
 - Irrigation System
 - Park Area's Clean – Up/ Pick up Debris Tree Branches
 - Recommendation – By H/M Items

Home Owner Comments - Requests



- Limerick Dr.

- 3721 – 3729 Sunward (E/ South) Common Ground
- 3770 Sunward Dr Car Break in Thief reported 23APR19
- 805 Slide Broken (Rusted – Replace) in Small Park Area
- 566 Small Gator in Lake Area – **ALL BE AWARE/ NEED TO ADD SIGN's ALL PONDS**

**Reported FWC Nuisance Alligator Hotline at 866-FWC-GATOR
([866-392-4286](tel:866-392-4286)).**

Welcome New Owner's

- No Updates



Meeting Adjourned – 9:03 PM



- Next SLHOA – BOD meeting
 - Date: June 11, 2019
 - Time: 7 pm
 - Location: Wicked Papers
3585 N Courtenay Pkwy, Suite 1
 - This side of the barge canal just south of Sunset Lakes entrance, between Black's and G&L Storage

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/Sunset-Lakes>

You can also dial in using your phone.

United States: +1 (872) 240-3212

Access Code: 732-198-245

Joining from a video-conferencing room or system?

Dial: 67.217.95.2##732198245

Cisco devices: [732198245@67.217.95.2](https://www.gotomeet.me/join/732198245)

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<https://global.gotomeeting.com/install/732198245>