

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Via Zoom.com

Monday, May 24, 2021 at 6:30 pm

A. The meeting was called to order by Ron Davis at 6:38 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

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 May 11, 2021 BOD Meeting. Dave seconded. All in favor, motion adopted.

E. Reports from Officers

1. Ron stated he authorized the clearing of the south easement that was encroaching onto another community property.
2. Ron discussed a member's concern with golf carts that are not addressed in our documents. Alan Schwartzseid from Clayton-McCulloh stated that allowing or not allowing golf carts in the community would require the Association to enforce either situation which would increase our liability to being sued in a court case. The best option is to not address golf carts in our documents.
3. The Board agreed to have Clayton-McCulloh review the draft Rules & Guidelines before sending them to the membership for a 30-day review prior to a Board vote to approve.

F. Unfinished Business

1. None

G. New Business

1. Website Renewal

Ron motioned to renew the GoDaddy website and email domains for one year. Julie seconded. Ron explained the significant cost savings by continuing to use GoDaddy vice using Leland's Ruby service. All in favor, motion adopted

2. Pooling of Reserves

Ron motioned to we create a "Pooled" line in the Reserve budget to begin pooling the Association's reserve funds. Lee seconded. Funds already in the Reserves accrued under the component method will remain in place and must be expended first before money in the pooled line is used. A vote of the membership is required to convert any funds under the current component method to the pooled method. Ron will explain in the June 2021 Board update letter why to board is starting a pooled line in the Reserves starting July 1, 2021.

Yeas – Ron, Dave, Lee, Tim

Nay – Julie

Motion adopted

3. ADA Ramps

Ron mentioned a homeowner inquired about having ADA ramps for gazebos and bridges. The Board will look into the matter.

4. Island Estates Berm

Ron will determine if the berm in Island Estates along Tropical Trail is homeowner or Association property. The Berm needs to be cleaned up of dead vegetation.

5. Mulch

Ron motioned to fund J&D Management to mulch the front entrance to SL and IE on both sides of the gates, the accesses to both bridges in the main park, and three islands on Sunward by front entrance. Julie seconded. Cost reflects material and labor at \$45 per cubic yard (180 cubic yds. required). Other bids were \$55 and \$65 per cubic yard. The Board discussed waiting until November 1, 2021 to lay the mulch and mitigate wash off during the rainy season. All in favor of approving J&D Management to perform the work, motion adopted.

6. Brevard Sheriff Traffic Enforcement

Ron motioned to schedule BSCO to perform random traffic enforcement in Sunset Lakes. Julie seconded. All in favor, motion adopted.

7. Leland Vendor Insurance Verification (VIVE) program

Ron motioned for the Association to use Leland's VIVE for all vendors performing work on HOA property. The cost is \$74/yr to the vendor. Dave seconded.

Yeas – Ron, Dave, Lee, Tim

Absent – Julie

Motion adopted

8. 2020 Financial Audit

Ron motioned to inform homeowners in the June Board Update Letter that the annual financial audit is available on the SLHOA website and will be provided in hardcopy upon request. Lee seconded.

Yeas – Ron, Dave, Lee, Tim

Absent – Julie

Motion adopted

9. Dog park in Sunset Lakes

Based on some homeowners desiring a dog park in Sunset Lakes, Ron motioned to solicit homeowners to be on a research committee to develop a feasibility study for the Board of having a dog park in Sunset Lakes. Dave seconded. Discussion included providing the committee with specific items to research including location, construction costs, liability, ongoing maintenance costs, and restrictions to residents only, etc. Ron will talk to Clayton-McCulloh to get legal counsel on the matter. The Board decided to table the motion.

H. Next meeting: June 21, 2021 via Zoom.com at 6:30 PM.

I. Adjournment: Ron adjourned the meeting at 7:45 PM.