

Sunset Lakes Homeowner Association, Inc.

MINUTES

Board of Directors Meeting

Via Zoom.com

October 17, 2022

A. Call to Order: 6:30

B. Certification of quorum for board meeting

Present		
X	President	Ron Davis
X	Vice President	David Diamond
X	Secretary	Matt Drabek
X	Treasurer	Julie Song
X	Director at Large	Tim Bowlin

C. Notice of Meeting

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

D. Prior Meeting Minutes Disposition

Ron moved to approve the draft minutes of the BOD Meeting held on October 4, 2022.
Julie seconded. All approved, motion adopted.

E. Reports from Officers

President

Ron reported the tennis/pickleball court project is progressing.

Vice President

Nothing to report

Secretary

Nothing to report

Treasurer

Nothing to report

Director at Large

Nothing to report

F. Unfinished Business

G. New Business

1. Halloween discussion

Ron provided background for the meeting by mentioning no Board members want to cancel Halloween or "lock" the gates, which we would not do. Over the past years, the number of people coming in from outside the community has continued to increase. Ron's concern as a homeowner and Board member is the increased risk to personal safety and property damage as a result of the increased number of vehicles parking on both sides of most of the streets and on common areas. The street lighting is not conducive to having many people, especially children, walking between cars to cross the street. For the past 5 years or more, we have left the gates open to alleviate backed up traffic on Courtenay Parkway and to avoid people hitting or pushing the gates with their vehicles.

Regarding liability, Julie and Ron talked with Neil McCulloh of Clayton-McCulloh (the Association's law firm) and was told the risk of the Association being held liable for injuries in the community by leaving the gates open is minimal as the people involved in any incidents would be primary on any legal action. In other words, by leaving the gates open does not necessarily mean people are being invited to come in as Sunset Lakes is private property.

The Board has looked at possible solutions to limit Halloween participation to just the children and homeowners in Sunset Lakes. These include controlling which vehicles come into the neighborhood but when thought through, proves to not be a very good solution.

After discussion between the Board members and with the homeowners who joined the meeting, Julie made a motion to leave the gates open for Halloween. Ron seconded.

Julie, Tim, Matt, and Ron – yea
David – nay

Motion adopted.

2. Tim recommended hiring an additional one to two officers to rove and be present near the front and back areas of the community. Ron will request two additional Brevard County Sheriff deputies (total of four) to be present during Halloween.
3. A homeowner discussed short term rentals in Sunset Lakes and was told by the Brevard County zoning department that rentals less than 90 days are not allowed by Brevard County Ordinances Section 62-1945.2 and Section 62-1841.5.5. Ron said he would call Brevard County zoning to understand these two sections as it applies to Sunset Lakes which is a Planned Unit Development.

H. Next meeting: BOD 2023 Budget Meeting on November 22, 2022 at the Moose Lodge Merritt Island. Meeting time is 7:00 pm

I. Meeting adjourned: 7:56 pm