

# Sunset Lakes Homeowner Association, Inc.

## MINUTES

Board of Directors Regular Meeting

Hobbs Pharmacy

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

**Monday, October 19, 2020 at 6:00 pm**

### A. Certification of Quorum for regular board meeting

Present		
X	President	Ron Davis
X	Vice President	Dave Chaney
X	Secretary	Lee Tibbitts
X	Treasurer	Julie Song
X	Director at Large	Tim Bowlin
X	APM Property Manager	Frank Bradley
X	ARC	Jim Wagner
	Standing Committees	Sharon Cofield (Compliance) Jim Wagner (Security)

### 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 September 21, 2020, Lee second, motion passed.

### E. Reports from Officers

#### President

1. Ron spoke about the Rules and Guidelines and declined Document Organization Service from Clayton & McCulloh. Board will consider another service.
2. Ron talked about the review of the new APM contract and has a couple of questions awaiting answers.
3. Ron gave an update on the status of the light poles. 60 of the 63 lights have been done. The installer found 5 other poles that were not on the map. The 2 front entrance poles still need to be done.
4. Budget meeting will be on the 7<sup>th</sup> of December.

#### Vice President

1. Dave suggested the compliance process be included in the Rules and Guidelines.

#### Secretary

1. No report

#### Treasurer

1. Julie has copies of all agreements with the HOA and will review for renewal
2. Julie spoke about dues and when they are due. Would like a set trigger delinquency amount for accounts to be turned over to the attorney.

#### Director at Large

1. Tim spoke about a researching a proposal for a community building in the park. Tim motioned for a discussion on the community building, Lee second, motion passed for Tim to develop a proposal.

### F. Frank Bradley, APM

1. Frank gave a report on activities that included lake sidewalk pressure cleaning that has been completed

G. ARC Report

1. Jim gave report

H. Standing Committee updates

2. Security – no report
3. Welcoming – no report
4. Violation Fines – no report

I. Unfinished Business

1. Ron motioned to have repairs done to the sidewalks damaged by trees, Dave second, motion passed.

J. New Business

1. Ron motioned to have Clayton perform a Governing Document Title Search (GDTS) service for \$1750, Lee second, motion passed
2. APM will install half –moon pads around bollards at the community entrances on Tropical Trail.

K. Next meeting: November 16th, at 6pm at Hobbs Pharmacy

M. Meeting adjourned at 7:49pm by Ron