

HOMEOWNERS ASSOCIATION OF SISSON MEADOWS, INC.

BOARD OF DIRECTORS' MEETING

Tuesday March 31, 2026, at 6:30 p.m.

Microsoft Teams Audio Only

MEETING MINUTES

Attendees: Clint Rubianes- President, Kristen Marbrey- VP, Kellie Watts- Secretary, Katie Uzel- Director
Sentry Community Association Manager – Beth Conner LCAM, Chris Gullion DP
11 owners were also present via Teams

Clint called the meeting to order at 6:45PM.

Approval of Meeting Minutes – Clint motioned to approve the minutes of the March 2, 2026, meeting as written. Katie 2nd. After discussion the motion passed unanimously.

President's Report – Clint- The Board is assimilating to their new rolls and working to understand ongoing projects and what the needs of the community are.

Officer's & Director's Report – No Officer's or Director's reports offered.

Management Report - LCAM Beth Conner- reviewed managers report. Beth covered the AMP to ensure for timely collections. Clint motioned to have the accounting department send the ITL and COL at the appropriate time frames after the NOLA without further BOD approval. Kellie 2nd. After discussion the motion passed unanimously.

Committee Reports/Architectural Review – No report given.

Unfinished Business- None

New Business-

- a. **Neighbor conflict 645/655 Breakaway**- The board made no motions on this issue
- b. **Landscape quote**- The Board will give the plants some more before making a decision.
- c. **Common area use/Easter**- As the Board is waiting on language from the attorney no motion was made at this time.
- d. **Reserve study**- The Board made no motions on this issue
- e. **Compliance visits**- Beth discussed the compliance process. The Board made no motions on this issue.
- f. **Water Drainage issues**- The Board will be putting together a committee to look into the project and find a solution.
- g. **BOD Meeting Candence**- The Board made no motions on this issue. The Board will consider newsletters and town halls to keep the community up to date on ongoing projects.
- h. **Paperless Opt in for communications**- Clint motioned to have Sentry send out via DocuSign the form that would allow owners to opt out of receiving hard copies in the mail of notices and receive it instead via email. Kristen 2nd. After discussion the motion passed unanimously. Sentry will work on getting this completed by the end of next week.
- i. **Spring Community Garage sale**- will be held the weekend of April 25-26. Sentry will send out a notice.
- j. **Community Pressure washing**- the Board would like to create a Beautification Committee to help with common areas and also in hopes of getting more community involvement

- k. **Street sign painting-** The Board is working on repainting the street signs and protecting the bottoms from damage from weed whackers.

Owners Forum: Owner wanted a reminder to be sent out about not blowing grass clippings into the road as they clog the drains. An owner voiced concerns about the preserve areas and that they are overgrown and encroaching on private property. She was also concerned about fence replacement in these areas. An owner also wanted product suggestions for cleaning the driveway and sidewalks.

Executive Session: *for the purposes of discussing legal matters, delinquencies and covenants-related items.* No Executive Session was requested by the Board at this meeting.

Next Meeting Date:

- Tentatively April 27

Adjournment – Clint motioned to adjourn the meeting at 7:39 Kristen 2nd. After discussion the motion passed unanimously.

“Pursuant to the provisions of the Section 468.4335, Florida Statutes, requiring disclosure of any interest which might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of those entities which offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc, or a relative of such persons) may receive additional benefit is available at the following link: www.sentrymgt.com/fldisclosures. Purchase of any product and/or service, which is part of any offering, affinity program or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary.”