

**BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION**

July 16th, 2018

6:30 p.m.

Front pool: 1813 Willesdon Drive E.

1. **Roll Call:** *Quorum established. Meeting called to order at 6:32pm.* John Chapman- President, Roman Jones-Treasurer, Bill Franco-Vice President, Khema Wright- Director, Ian MacKenzie- Director, Enrico Aveo-Secretary
2. **Traffic Engineer:** Chris LeDew
 - A. Street Parking:
 - Roads within the community are city roads and anyone can park on them, if they please.
 - Vehicles cannot impede traffic, if parked on the road; they cannot block the flow of traffic. There must be at least 10ft clearance for other cars to pass.
 - Parking on the grass is not illegal, but against HOA standards. The city does not govern this, the HOA does.
 - When the city enforces a “no parking” location, they look at the crash history, in the area. If crashes continue to happen, because of parking, the city will evaluate and enforce “no parking” in certain spots. When communities do this, it just pushes the problem further down the street. Chris doesn’t advise this.
 - Some communities want to prohibit street parking all together...no resident or guest can ever park on the street.
 - Some communities want to prohibit parking on one side of the street...75% of all affected residences (owners) must sign a petition (will consider renters in the decisions, but not in the 75%). “No Parking” signs would then be installed on peoples’ property, at the Association’s expense.
 - Resident question: Can there just be one side at the entrance of the community that states that parking is on just one side of the street?
Officer Spencer: It would not be enforceable. If the vehicle is parked to city standards, without a sign in the location, JSO cannot issue citations.
 - B. Traffic calming:
 - John Chapman: Attempted to get them installed on Sutton Lakes Blvd. At the time, were not able to get in contact with owners. Owners ignored multiple letters.
 - Officer Spencer: just because communities lower the speed limit, doesn’t mean that the drivers will obey the speed.
 - Different streets can have different speed limits.

- 75% affected needed for both speed limit reduction and speed humps (city ordinance). If there is cut through traffic, the city will pick up ½ of the cost. Streets within the community, not used as a cut through, all costs for signs/humps will be absorbed by the Association.
 - Management question: Since Sutton Lakes is a cut through from Beach to Atlantic, how would the city determine which streets are cut throughs, since you can get to the cut through from multiple streets? Chris LeDew: The cut through is considered the shortest path. The city will look at the map and evaluate the shortest path between the two streets. Officer Spencer: Noticed that since humps were put in on Willesdon East (the shortest path), traffic speeds along Sutton Lakes Blvd and/or Willesdon West, just to avoid the humps.
- C. School bus issues: many buses use the community as a cut through and travel at high speeds.
 - Contact STS and report issues

3. Approval of Minutes: June 18th

- Motion: Roman
- Seconded: Enrico
- All in Favor

4. President's Comments:

- Resignation of Board Member, John Walker, due to career change
 - Motion: Bill
 - Seconded: John
 - All in Favor
- Discussion of Sweet Water case involving flag display

5. Report and Approval of June Financials: Read by Roman Jones

- Motion: Bill
- Seconded: John
- All in Favor
- Different JSO officer covered Spencer in May...got paid in June.

6. Manager's Report: Misty O'Connell

- Pools:
 - Front pool steps are loose, waiting on bid
 - Plumbing issues: Front pool women's handicapped toilet not working, shower not working. Will also have them check back pool showers

- Ordered 3 locks for the pool chains. In route.
- Landscaping:
 - Atlantic Blvd, along apartments has been mowed. Grass Tech will submit a proposal for regular maintenance
 - Bid submitted for back field. \$5,575 (ground cover, hollies, temporary irrigation, cell tower drive repairs). Previous bid approved (\$2,000-Hollies, Drive-\$450, Irrigation-\$750).
 - Motion: Bill
 - Seconded: Roman
 - All in Favor
- Cell Tower:
 - All information given to the attorney. Reviewing.
- Ponds:
 - Filing cabinet dumped into pond 4. Algae issue. Discuss with Charles Aquatics.
 - Shed in pond 12. Talk to Coastal Trees about removal.
- Tiverton storm drain issues:
 - Put in a request to the city. Drains are filled with trash
- Dog Adoption Event:
 - 11 dogs adopted
 - Steady flow of people
 - If we do it again...shoot for early Spring
- Fence separating Association from apartments:
 - Reported that the fence is lower than 6ft. Our residents can see into the apartment property.
 - Ole Time fence is coming out to look, this week.
 - Suggested adding lattice until it's time to install a new one...but lattice will not be secured to the point that someone cannot pull it down.
- ARC Requests:
 - 11363 Rolls Royce Ct: Paint
 - 1963 Willesdon Dr W: Driveway extension
 - 11093 Lord Taylor: Roof
 - 11080 Dusenburg Ct: Pool and screened enclosure
 - 11196 Coldfield Dr: Paint
 - 1646 Huddersfield Cir W: Crape Myrtle Install
- Financials: as of June 30th
 - Operating: \$232,436.30
 - Union Money Market: \$87,123.09
 - Everbank Money Market: \$244,180.67
 - Delinquency Balance: \$203,410.69 down \$5,578.78 from May
 - Highest Balance: Sabourin \$8,990.09 (Chapter 11)

7. Committee Reports:

- August Hearing list

8. Old Business:

- A. Attorney status report-Table. Still pending from Attorney
- B. Christmas Lights: We Hang Christmas Lights
 - Reviewed options
 - Motion: Bill
 - Seconded: Enrico
 - All in Favor
- C. Entrance cameras: Table
 - TAPS will come out to discuss bid at August Meeting

9. New Business:

- A. Island Removal- Sutton Lakes Blvd
 - Causes driving issues for residents that live beside the island
 - City will not absorb any cost
 - Contractors forwarded; must get proper permits
- B. Patrolling security
 - Giddens: \$34,348.80 annually plus \$5,136 for the marked car (annually)
 - River City Security: \$81,798.08 (7 nights)/\$58,427.20 (5 nights)
 - Other option: Hire more JSO

10. Open Forum:

11. Adjournment: 8:30pm (Bill/John)