

**BOARD OF DIRECTORS MEETING  
SUTTON LAKES OWNERS ASSOCIATION  
August 19th, 2019  
6:30 pm**

**1. Roll Call:** *Quorum established. Meeting called to order at 6:33pm.* Bill Franco- President, Ian MacKenzie- Vice President; Roman Jones- Treasurer; Misty Torres- Property Manager  
**Not Present:** Enrico Aveo- Secretary

**2. Approval of Minutes:** July 15th, 2019

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

**3. Review and Approval of July Financials:** Roman Jones

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

➤ Confirmation given that the pool monitors are being paid adequately.

**4. Management Report:**

- Pools:
  - Front pool will be closed as of September 3rd. We will have a deep clean of the bathrooms and then move the furniture in.
  - Back pool will be open weekends only as of September 3rd.
  - Front pool fence panels replaced (2)
- Landscaping:
  - Need another clean up at the front pool parking lot.
- Holiday Lighting:
  - Time to schedule. Add/Remove items from last year's list?
    - Management to get a cost on adding lights along Atlantic Blvd fencing
- Pond homes:
  - A letter is being drafted and will be mailed to all homes on ponds. Letter will discuss property upkeep and other regulations pertaining to these homes.
    - Send letter to entire community reiterating certain rules. Do not just send to pond homes. Make letter separate from newsletter

- Approved ARC requests:
  - 2044 Hollington: 6ft driveway extension and 6ft behind fence (a drive for an additional vehicle.
  - 2147 Ardencroft Dr: Driveway repair
  - 11369 Rolls Royce: Tree removal and exterior painting
  - 2114 Knottingham Trace: Pergola and painting
- Financials: as of July 31st, 2019
  - Operating: \$200786.62
  - Union Money Market: \$87,267.08
  - TIAA Money Market: \$246,046.85
  - Delinquency Balance: \$238,159.78
  - An updated list has been created, by accounting, and submitted to the attorney for updates and review of accounts at their office.
  - Budget season: Big ticket items for next year? Back playground? Resurface of back pool?
- Board Request: Update on cell phone tower

## 5. Old Business:

### A. Canopy for back pool:

- Approved Thompson Awning: \$11,400
  - Project to start after pool closes in October
    - Motion: Roman
    - Seconded: Ian
    - All in favor

## 6. New Business:

### A. Cancellation of Sutton Fest

- Due to lack of volunteers and community involvement, there will not be a fall festival in 2019
- Instead, there will be smaller community events
- Fall Family Fun Day: October 19th 2-5pm
  - Pizza
  - Petting zoo
  - Bounce Houses

## 7. Open Forum: N/A

## 8. Adjournment: 7:21pm (Bill/Ian)