

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

**August 16th, 2021, 6:30pm
1813 Willesdon Dr E**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:30pm.* Bill Franco, Ian MacKenzie, Roman Jones, Brandy Williams, Linda Brocker, David La Cognata, Misty Torres- Property Manager
Not Present: Ian Jones
- 2. President's Comments:** None
- 3. Approval of Minutes: July 19th**
 - Motion: Roman
 - Second: David
 - All in Favor
- 4. Approval of July Financials:** Roman Jones
 - Financials Reviewed
 - Motion: David
 - Seconded: Lou
 - All in Favor
- 5. Management Report:**
 - Pools:
 - Trees were trimmed
 - Fans installed at the front pool. One has the incorrect glass piece, over the light...I have requested a replacement
 - Back pool is on liquid chlorine now
 - We have quite a bit of paver work that needs repair (some lifting from roots and some dipping from settlement). I am getting bids for repairs, and it doesn't seem like it is going to be a cheap project. We will visit that after the pools close or first quarter 2022. First bid received was for \$11,000.
 - Pool furniture is scheduled for the end of the month
 - Ponds:
 - Previously discussed talking to a smaller pond maintenance company (smaller than Solitude, who previously submitted a bid. I sent the information to Blue Water Environmental, and they do not have the staff, currently, for what we need. They possibly would come 2022.
 - Pond 4: The horrible pond that Charles has claimed thy cannot get into with a boat- I had 2 other maintenance companies look at the pond...and both stated that they can get in the pond. They will be submitted a bid to clear all the vegetation

- ARC Requests:
 - 1993 Willesdon Dr W: Pavers
 - 2113 Alfa Romeo: Solar panel installation
 - 11357 Rolls Royce: Paint
- Financials: As of July 31st, 2021
 - Operating: \$337,675.94
 - Union Money Market: \$57,832.05
 - TIAA Money Market: \$247,954.70

Actual/Budget

- Utilities: \$5925.14 (A)/ \$4,750(B)
- General/Administrative: \$680.08 (A)/ \$12,003.66 (B)
- Pools: \$13,028.12 (A)/ \$7,179.16 (B) (Liquid chlorine conversion-back pool)
- Security: \$5,337.18 (A)/ \$6,108.33 (B)
- Landscaping: \$3,746.64 (A)/ \$4,500 (B)
- Lakes: \$1,561 (A)/ \$1,020 (B)
- Repairs/Maintenance: \$514.93(A)/ \$958.34 (B)
- Capital: \$0 (A)/ \$0 (B)
- Total Expenses: \$30,793.09 (A)/ \$36,519.49 Under budget \$5,726.40 month to date; under budget \$25,299.27 year to date.

6. Old Business: None

7. New Business:

A. Insurance Renewal

- Minor increase
- The Association has an insurance agent, not affiliated with the carriers, that shops different carriers/premiums for the association
 - Motion: David
 - Second: Lou
 - All in favor

B. Preserve Trees along Hollington

- Reached out to St. Johns River Water Management regarding this matter
- If there are limbs encroaching on a property, the homeowner has the right to cut back; but must send photos to SJRWM and request permission
- If the trees/limbs are dead, report to SJRWM and they will have the items removed
- Add resident guidance in Rules and Regs (in landscape second)
- Bill: it's difficult to add everything to the Rules and Regulations that is covered in the Florida Statutes

C. Property Issues:

- House on Hudderfield has dying tree that needs to be removed

- House on Willesdon Dr E (1895): Property is back overgrown; the Association has been cutting the grass and charging the owner. Account is with collections attorney

8. Open Forum:

- Issue with house on Illford running a slingshot business.
 - Had 6 at one time
 - Letter sent to owner by association and attorney
 - Reported to the City
 - They were removed
 - 2 came back (no proof of running the business at this point)
 - Currently one on property (needs to be behind fence or in the garage)

9. Adjournment: 7:16pm