

**BOARD OF DIRECTORS MEETING  
SUTTON LAKES OWNERS ASSOCIATION  
December 19th, 2016  
6:30 p.m.  
Front pool: 1813 Willesdon Drive E.**

**1. Roll Call:** *Quorum established. Meeting called to order at 6:37pm.* Gregg Anderson-President, Bill Franco-Vice President and John Chapman-Director Roman Jones-Treasurer, Zelma Rollins-Secretary, Misty O'Connell-Property Manager

**2. Approval of Minutes:**

A. Board Meeting: November 21<sup>st</sup>, 2016

- Motion: Zelma
  - Seconded: Gregg
  - All in Favor
- John requested for the Minutes, moving forward, to give details of the Management Report.

**3. President's Comments:**

- Gregg thanked the Board, ARC, and Management for a good year.
- The Pictures with Santa was a good event. We will plan for next year to be bigger and better.

**4. Report and Approval of November Financials:** Read by Roman Jones

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

**5. Manager's Report:** Read by Misty O'Connell

- One open seat for the Board of Directors
- First Notice of Annual Meeting to be sent out with the Annual Statement
- Getting Proposals for Annual Audit/Financial Review
- Working with Association Attorney on collections and Bill Reno items. He will be supplying a full report.
- Ponds are in overall good condition. Pond 3 has low water levels. Access to ponds 9 and 14 were blocked.

- Financials: Operating: \$195,104.70; Money Market: \$86,914.83; Everbank: \$242,233.3; Delinquency: \$183,715.28

## **6. Committee Reports:**

### **A. ARC/Homeowner fence discrepancy (fence down to pond).**

- ARC wants the portion (panel) down to the lake, to be removed. Gregg and Roman believe this will not be in the best interest of the Association due to selective enforcement.
- ARC and Management to draft new, reasonable Rules and Regulations for the community. Once approved by the Board of Directors, t
- These will be mailed to all owners and also recorded downtown, so that new buyers will receive a copy when their agent pulls the governing documents.

## **7. Old Business: None**

## **8. New Business:**

### **A. Proposed 2017 Budget was reviewed, by line item. Changes were discussed and voted on.**

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

### **B. Sutton Fest: Table until next meeting. Mr. Chapman to send Misty the spreadsheet to complete and present at the January Meeting.**

## **9. Open Forum:**

- Management to look into adding electricity to the back field.
  - Fixing the lighting at the message board.
  - Camera companies to improve the video surveillance...and get cost of tag readers for entry and exit.

## **10. Adjournment: 7:58pm**

- Motion: Bill
- Seconded: John
- All in Favor