

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

July 17th, 2017

6:30 p.m.

Front pool: 1813 Willesdon Drive E.

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:33pm.* Gregg Anderson-President; John Chapman-Vice President; Roman Jones-Treasurer; Brenda Wallace-Director; Misty O'Connell-Property Manager
Not Present: Bill Franco-Secretary

- 2. Approval of Minutes:** June 19th, 2017

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

- 3. President's Comments:**

- Gregg Anderson's last meeting. Resignation due selling Sutton Lakes home.

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

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

- 5. Manager's Report:** Misty O'Connell

- Financial Review and Audit:

- Has been finalized. A hard copy is in the Management Office and an electronic version is available upon request.

- Bradford Monument Sign: \$5493.20

- Received the check from the Insurance Company. \$2,993.20
- \$2500 deductible.

- Pools:

- Back pool: starting to accumulate black algae in the corners and stairs. We will be treating them over the next couple of weeks so we don't have to shut down the pool. This is primarily an issue with circulation and the heat. I will move some of the returns to try the best way to circulate these areas. (Crown)

- Front pool: Had to be closed for 1 full day and 3 half days (July).
 - Grids were installed crooked; repaired; Crown submitting a proposal for new grids and correct install. Minor plumbing work will be needed.
 - Breaker replaced
- Ponds:
 - 3 Bids in for Aeration. See attached. AGENDA ITEM
 - 3 Bids in for Monthly Maintenance. AGENDA ITEM
 - Fish kill in pond 7. 07/14. Pond has no access. Charles Aquatics came out immediately. Oxygen levels were normal. Did a chemical treatment for the spatterdock the week prior, that may have been the cause.
 - Fountain in pond 1 was struck by lightning. Dead. Replacement cost: \$8,496
 - Motion to file an insurance claim
 - Motion: Gregg
 - Seconded: Brenda
 - All in favor
- Bamboo Fence/Above ground pool deck ARC Issue: AGENDA ITEM
 - New ARC request has been submitted by the homeowner, at the request of the attorney.
 - Homeowner agrees to lower the deck-top to 2ft.
- Trip Hazards
 - All Weather Contractors are in process of getting us on the schedule. Weather has become an issue.
- Trees:
 - Fallen oak removed from behind the front pool. Coastal Trees.
 - Atlantic Blvd Fence cleared. Coastal Trees.
 - Dead pines removed from the left side of the entrance. Coastal Trees.
- Backflow Preventers:
 - Work completed 07/13
- Fence at Playground:
 - Awaiting install date from Bullard Fence. Weather has set back their scheduling.
- Electric to Message Board: AGENDA ITEM
 - KnR in process of getting info to the City for permitting purposes.
 - KnR proposal for additional islands \$5570
- ARC Approvals:
 - 1682 Aston Hall Court: Solar panel install
 - 1859 Knottingham Trace Lane: Above ground pool and deck (deck not to exceed 2ft off the ground)

- Financials: As of 06/30/2017
 - Operating: \$343,184.63
 - Union Money Market: \$86,987.46
 - Everbank Money Market: \$242,881.36
 - Delinquency Balance: \$191,581.95 down \$10,501.10 from May.
 - Highest Balance: Sabourin \$8,339.96

6. Committee Reports:

- Jessica Fernandez spoke on front playground replacement project.

7. Old Business:

- A. New ARC request for home with above ground pool; submitted to Attorney by the homeowner for Board and ARC review. ARC Approved.
- B. Electric to Islands
 - KnR Electric
 - Motion: John
 - Seconded: Brenda
 - All in Favor

8. New Business:

- A. Pond maintenance companies
 - Raking is not part of Charles Aquatics contract
 - Table item until easement blockage is resolved
- B. Landscape options: Mulch, Atlantic Blvd, Islands
 - Remove plants on the island tips and add sod.
 - Motion: John
 - Seconded: Roman
 - All in Favor
 - Rubber mulch install (does not include playground)
 - Motion: John
 - Seconded: Brenda
 - All in Favor
 - Remove Indian Hawthorne along Atlantic Blvd and install Viburnum
 - Motion: John
 - Seconded: Roman
 - All in favor

9. Open Forum: N/A

- Homeowner inquired about geese removal
- New trash bins needed for 2 locations
 - Motion: Gregg
 - Seconded: Brenda
 - All in favor

10. Adjournment: 7:55pm