

**BOARD OF DIRECTORS MEETING  
SUTTON LAKES OWNERS ASSOCIATION  
February 19th, 2018  
7 p.m.  
Duval Acura**

**1. Roll Call:** *Quorum established. Meeting called to order at 7:25pm.* John Chapman-President; Roman Jones-Treasurer; Bill Franco- Secretary; Enrico Aveo-Director  
Misty O'Connell-Property Manager

**2. President's Comments:**

- Association attorney closed 2 outstanding accounts, collecting \$5000.
- JSO report shows more patrols after 9pm, as requested.
- Discussion of NextDoor reports.

**3. Report and Approval of January Financials:** Read by Roman Jones

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

**4. Approval of Minutes:** January 15th, 2017

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

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

• Pools:

- Spoke with Keith, our rep with Crown Pools, they have had some "staffing issues" ...He is again checking on the possible leak at the back pool and setting up a meeting with myself and the tech, to discuss the front pool tank "possible" leak.
- The main line, from the front pool to the backflow, was cracked and leaking water by the front parking lot. John with Grass Tech came out and shut off the water, over the weekend, and made the repair on Monday.
- Put out a notice for Pool Monitors on the website and NextDoor. We got a lot of responses...in addition to our returning monitors.
- ACTION ITEM: Pool dates...Open the back pool the weekend of March 31st

- 2018 Garage Sales: April 14th and August 11th

- Landscaping:

- Cost for shrub install at the back ditch, to help deter erosion...\$1,950
- Will have to install temporary irrigation...\$575
- Repair the rotted wood at the cell phone tower drive...\$450
  - Motion: Bill
  - Seconded: John
  - All in Favor

- Fences:

- Atlantic Blvd gate, playground gate, Atlantic Blvd fence, and common fence behind the front pool are all repaired/replaced.

- Plate cameras:

- Received bids from Marlin Technology and Vector. Waiting on Alden Contracting (the company that came to our last meeting). We will have this on the Agenda for March.

- Electric to back field:

- Meter has been installed.
- KnR has added locks to the meter and receptacles

- Mole issue at back field:

- Area assessed by Hunt Wildlife Services
- Initial 2-week trapping...\$589
- 6-month service following the initial trapping...\$125 per visit...\$750

- Electric to Islands:

- Electric install is complete...asphalt still needs to be repaired. Waiting for confirmation date.
- Brighter lights are currently installed on the 4<sup>th</sup> island...need to confirm that these lights are bright enough for your Board liking.
- KnR will soon submit a bid to add the same bulbs to the other 3 islands.

- Misc. electrical work:

- Live box covered, at basketball court.

- Pond Easement:
  - Will be a topic for March meeting
  - Feb 28<sup>th</sup> comply-by date before Attorney involvement
- Rules and Regulations:
  - Will be posted to the site and mailed on March 1<sup>st</sup>.
- Annual Meeting:
  - Second notice mailed
  - Have 20 proxy envelopes returned, as of 02/13
  - 2 other members are interested in joining the Board: Ian Mackenzie and Khema Wright...would have to be appointed by the Board.
- 2017 Financial Review:
  - 2017 final reports have been sent to CPA firm.
  - The firm has not given a completion date
- Basketball Court:
  - Barrier net for pool (east) side of court...\$1,230.50 (Preserve side...\$2,086.50)
  - New nets and rims, leaving the backboards...\$651.10
  - New nets and spring-loaded rims, leaving the backboards...\$851.10
    - Motion: Bill
    - Seconded: Roman
    - All in Favor:
- Christmas Lights 2018:
  - Property walk 02/22/18 with We Hang Christmas Lights.
  - Discussing different options (color lights/blanket lights on entrance shrubs/something more along the Atlantic Blvd fence/etc.)
- Monument Signs:
  - Taking in water from the top...which is why we see stains coming down the front. Water will soon cause the tiles to come off.
  - Scope: 6 signs...\$2520 (Good Call Services)
    - caulk and seal tops...\$50 per sign
    - Pressure wash...\$150 per sign
    - Caulk cracks and paint the stucco...\$220
- Violations for next Hearing:

Streets: Alfa Romeo, Rolls Royce, Knottingham Trace Lane, Knottingham Trace Ct, DeLorean Ct, Lamborghini Ct, Stanley Steamer Ln, Peerless Lane, Pierce Arrow Ct, Miata Ct, Gullwing Ct, Daimler Ct

- Approved ARC Requests:
  - 1952 Coldfield Dr- Roof
  - 1970 Coldfield Dr- Roof
  - 2286 Peerless Lane- Roof
  - 11162 Bugatti Ct- Roof
  - 11225 Ardencroft Dr S- Roof
  - 1859 Aston Hall Dr E- Roof
  - 11131 Bugatti Ct- Roof
  - 2016 Millington Ln- Roof
  - 11381 Hollington Ct- Roof
- Financials as of January 31st, 2018:
  - Operating: \$307,823.32
  - Union Money Market: \$87,069.07
  - Everbank Money Market: \$243,612.10
  - Delinquency Balance: \$275,781.65
  - Highest Balance: Sabourin \$8,452.96 (Chapter 11)

**6. Committee Reports:** None

**7. Old Business:** N/A

**8. New Business:**

- JSO discussed NextDoor, Facebook, neighborhood updates

**9. Open Forum:** N/A

- 2002 Millington- Check streets; call city if issues are found
- Homeowner suggested installing exterior workout bars throughout the community

**10. Adjournment:** 8:35pm

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