

SUTTON LAKES HOMEOWNERS ASSOCIATION

Board Meeting - Minutes

October 17, 2023

6:30 PM

Front Pool

MINUTES

- I. **Call to Order:** Meeting was called to order at 6:31 pm by President Brandy Williams. Additional Board Members in attendance were Linda Brocker and Kyle Lee. A quorum was announced.

- II. **Approval of Agenda – Posting Notification:** Notice of the meeting was posted in accordance with Fla. Stat. § 720.303(c)(1)

- III. **President’s Report:**
 - Brandy Williams reported briefly on behalf of the Board regarding a recent Budget Workshop and some information that will be presented to the community soon.
 - SuttonFest is coming up on 10/28 with a lot of fun items planned so please plan to attend in support of the community and the hard work by planners and volunteers
 - The City of Jacksonville has issued news that the Amazon project has been put on hold due to incorrect filing and notification by the company and its attorneys. This issue, although delayed, has not ended. More information on how we can help cease this added stress to the neighborhood will be coming soon.

- IV. **Treasurer’s Report – August & September**
 - The August Report was presented to the Board at the August Meeting, however it had only been received that day. The Board was given time to review for approval
 - September’s report was presented to the Board at this time as well.
 - The August meeting it was presented that Sentry Management did not take any issue on the numbers based on the first month of processing financial statement and with the information received from Signature Realty
 - Based on the most recent financials the following is asserted:
 - Total Current Assets: \$485,212.90
 - Accounts Receivable: \$81,839.26
 - Current Liabilities: \$125,780.04
 - Most notably the back pool project has caused an over budget amount for 2022 as well legal fees (in lieu of a manager) and also the initial change in management.

- V. **Approval of Meeting Minutes – September 2023:**

Linda Brocker moved, seconded by Kyle Lee to approve the September 2023 minutes. All yes, motion carried

- VI. **Committee Reports**
 - **ARC** – The ARC Committee met on September 25th and approved the following requests:
 - 1960 Watford Ct – Screen Enclosure

Additionally, there was discussion regarding height limits for sheds, discussion about ways to hide items larger than the height of fences as well as a discussion on a more streamline way to present ARC requests to the committee to avoid missing approvals. The committee agreed to having proposals sent once a week, on a Friday, and answers to come from the committee by Tuesday. It is the recommendation of the committee that Homeowners plan for that schedule and do not request any last minute requests.

VII. **Management Report:** The focus of the management report was related to updated on SuttonFest, the Budget Workshop and issues regarding the geese in the area. There has been noticeable improvement on some homes in the area. No closings since last month.

VIII. **Unfinished Business**

- **SuttonFest:** The festival is moving forward with several food trucks, bouncehouses, vendors, games, DJ, facepainting and more. The community is encouraged to continue to reach out if you want to participate as a vendor.
- **Trash Cans:** No update at this time – will be addressed after SuttonFest
- **Security Cameras:** Costs were presented to the Board, however a third request is still in the works. A search for a consultant was made, however most were just trying to sell their own product so working on that angle as well still.
- **Back Pool Update:** The Board had already approved a change order to repair a pipe found in the back pool that was filled with cement. **Kyle Lee moved, seconded by Linda Brocker, to approve the change order as was presented. Cost was \$5800.00.** *All yes, motion carried.*
- **Manager's Office:** A shed/handihouse/trailer has been concerned and after wiring in from a general contractor. Management will vet these cost expenditures.
- **Amazon Update:** See President's Report

IX. **New Business**

- **Budget Discussion:** A budget workshop occurred on October 13th. A sample budget will be presented to the community based on the feedback at that meeting. It is planned to have a congruent Budget & Board Meeting on November 14th.

X. **Owners Forum**

- There were some brief comments regarding the pool and after hours officers. The Board will be addressing these items at an upcoming meeting in November.

XI. **Adjournment:** With no further business left to conduct, the meeting was adjourned at 7:37 pm filed by a **motion of Kyle Lee, seconded by Linda Brocker.** *All yes, motion carried.*