

SUTTON LAKES HOMEOWNERS ASSOCIATION

Board of Directors Meeting Minutes

June 17, 2025

6:00p.m.

Florida State College at Jacksonville South Campus

11901 Beach Boulevard – G101

Jacksonville, FL 32246

MINUTES

- I. Call to Order:** Meeting was called to order at 6:30 p.m. by President Brandy Williams. Additional Board Members in attendance were Kyle Lee, Gail Lewis, Tina Sauvage and Santizzie Myles. Linda Bocker attended virtually. Thomas Popola was not in attendance. Shanda Thompson, CAM with Sentry Management also attended. Six residents attending the meeting in person and Five via teleconference. 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. Traffic Calming Meeting – City of Jacksonville:** Chris LeDew, Chief of Traffic Engineering for the City of Jacksonville, addressed residents regarding the process for installing speed humps on Sutton Lakes roadways. He outlined the necessary steps and requirements to initiate the request. Will Lahnen, Council Member for District 3, also spoke to the community about programs and funding opportunities available through the City of Jacksonville. He shared that funding is currently available and indicated that the city could contribute at least \$25,000 toward the installation of speed humps – potentially covering the full cost depending on the total number of speed humps requested.
- IV. President's Report:** given by Brandy Williams, no report given.
- V. Approval of Meeting Minutes:**
Kyle Lee motioned to approve the Board of Directors Meeting Minutes May 20, 2025, seconded by Santizzie Myles, motion carried.
- VI. Treasurer's Report:**
Given by Kyle Lee – Reported the financials from the Balance Sheet and Revenue and Expense Report. **Santizzie Myles motioned to accept the April Financials, Tina Sauvage seconded, motion carried.**
- VII. Committee Reports** - NONE
- VIII. Management Report:** *Given by Shanda Thompson, CAM - supplied in the board packet*

VIII. Unfinished Business:

- a. Update on Security – Protective Enterprises Public Safety (PEPS) began service on May 1, 2025, and has been actively monitoring the community since then. To date, the only complaint received was regarding the visibility of their presence. In response, PEPS have been notified and will increase visibility by patrolling with their lights on more frequently. This will allow residents and board members to more easily identify when they are on property.

X. New Business:

- a. Pool Vendor Discussion – Quotes – Complaints have been received regarding the cleanliness of the pools. We have had several complaints that the pool tiles are not being thoroughly cleaned. This has been brought to the attention of the vendor and still complaints were received. Since this is only the second month of service, the board felt that this is still within a learning curve and decided to table this discussion until the next meeting.

XI. Owners Forum

Questions to the board, from owner's, board responded accordingly.

XII. Adjournment: With no further business left to conduct, the meeting was adjourned at 7:46 p.m. by a motion from Kyle Lee, seconded by Santizzie Myles, motion carried.

“Pursuant to the provisions of Section 468.4335, Florida Statutes, requiring disclosure of any interest that might reasonably tend to create a conflict of interest, direct or indirect, in any action proposed or pending before the Board, a list of entities that offer certain services or products to the Association, and for which Sentry Management Inc. (including its directors, officers, and persons with a financial interest in Sentry Management Inc., or a relative of such persons) may receive additional benefit is available at the following link: www.sentrymgt.com/fldisclosures. Purchase of any product and/or service, which is part of any offering, affinity program, or marketing plan operated by Sentry Management Inc., or any entities affiliated with Sentry Management Inc., is completely voluntary.”