

# Sunset Cove

## Homeowners Association, Inc.

To: Board of Directors, Sunset Cove HOA, Inc

From: Lee Lazerson, LCAM for Vicki Hooke

Meeting Date: July 16, 2020 6:30pm - **APPROVED**

Meeting held via Zoom. Notice emailed to community and sign posted at front

- 1) Board Meeting called to order at 6:35
  - a. Nancy Zimmer, David Weisbaum, Walt MacDonald, Andre Hardy and Felicia Erskine (6:55) in attendance
  - b. Becky and Lee Lazerson, Oasis Community Management in attendance
  - c. See attached homeowner attendance
- 2) June 18, 2020 BOD Meeting Minutes Review. Andre motions to accept. David seconds. Unanimous approval.
- 3) Financial Report provided by Becky and David
  - a. Association in good financial position
  - b. Motion by Nancy to submit SCOV100484S and SCOV100842S to attorney for collect past due maintenance. David seconds. Unanimous approval.
  - c. Discussion re old EPM late fees and admin charges totaling \$937.00
    - i. David motions to write-off these charges. Walt seconds. Unanimous approval.
  - d. Motion by Walt to accept Financial Report as provided. Andre seconds. Unanimous approval.
- 4) Landscape Review
  - a. Discussion of Root pruning, cul-de-sac beautification project.
    - i. DEO requested to clear cul-de-sacs while waiting for locates for continuation of root pruning.
- 5) Central Park Update – No meetings until at least mid-August.
- 6) Discussion on community involvement in ARB and Fine Committees
  - a. Lee to send out specific email for members of these committees
- 7) Road and Sidewalk Discussion
  - a. Andre motions to accept COD Asphalt proposal for Driveway root intrusion patch and Concrete Sidewalk repair portions only. Requirement for COD to sharpen pencil. Walt seconds. Unanimous approval.
    - i. Note: Lee to request paver root intrusion repair price; and a very good price per sf for new asphalt for entire driveway and sealcoat for entire driveway.
    - ii. Note: Association will not pay portion of driveway asphalt repair should a homeowner want a new asphalt driveway.
- 8) Jacaranda Master Update provided by George Platica
  - a. Fountain to be completed within next two weeks
  - b. Tree Trimming to begin August 24
  - c. Insurance liability – premiums expected to increase based on current lawsuit
  - d. George sent Rules and Regulations to Board for community review

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Community Management – Oasis Community Management | 6574 N. State Road 7, #280 | Coconut Creek, FL 33073  
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BOD Meeting July 16, 2020  
Page 2 of 2

- e. Discussion regarding rules which Master wants to restrict fishing, and all activities on the water. Can Master do this with rules vs amendment to declaration.
  - i. Lee to reach out to Eisinger Law for opinion
- 9) Governing Docs Discussion
  - a. Lee to reach out to Eisinger Law for opinion on best way to proceed to add Amendment for adding an Application for Purchase and Tenancy; vote by email and reducing Amendment voting requirement.
- 10) Community Forum
  - a. Vince Montelione asks community to consider SMS text use for informing community of issues. Offers consideration to become involved.
- 11) Andre motions to adjourn. Walt seconds. Unanimous approval.
  - a. Meeting adjourned at 8:35pm