



Sunset Cove Homeowners Association, Inc.

Board Meeting Minutes – May 19, 2022 6:30pm – **approved**

Meeting held via Zoom

- 1) Board Meeting called to Order 6:33pm
  - a. Nancy Zimmer, Walt McDonald, Felicia Erskine, George Platica and Vince Montelione present. Andre Hardy absent. Quorum is certified.
  - b. Lee Lazerson of Oasis Community Management present
- 2) Vickie Hooke resigned with the sale of her home. Board accepts her resignation.
- 3) Nancy motions to appoint Vince Montelione Secretary. Walt seconds. Unanimous approval.
- 4) Vince motions to approve board meeting minutes from March 17, 2022 meeting. Felicia seconds. Unanimous approval.
- 5) Lee provides financial update
  - a. Through April 30 YTD, association has a net surplus of \$56,034.07.
  - b. Centennial Operating Account has \$224,533.15. Centennial Reserves has \$653,453.29. Total funds \$877,986.44
  - c. Lee provides delinquency overview
- 6) Revitalization Update – Lee provides overview that Association received 151 consent forms to-date, above the 111 threshold. The attorney has been sent the digital copies for their review and filing of the required documents.
  - a. Board thanks the community for their participation in assuring the governing documents of the Association are revitalized.
- 7) Tree Trimming Update – DEO just about finished with pruning. About 5-6 removals are left and they should be complete. DEO trimmed on Nob Hill.
  - a. Discussion of Nob Hill responsibility – Sunset Cove v. Jacaranda Master. Lee to clarify with Susan Keane, Master President
- 8) Irrigation issues
  - a. 2<sup>nd</sup> Street Irrigation issues continue. DEO in community on May 18-19 to review and repair. They did find break at 100482S and repaired it.
  - b. Board reviewed proposal from JP Electric to move battery operated system for 2<sup>nd</sup> Street to electric. Electric proposal is first step in conversion. Walt motions to invest up to \$12,000 for electric conversion of 2<sup>nd</sup> Street irrigation from battery. This includes JP Electric proposal of \$4055.00 and additional investment to DEO for lines and times and City Permit. Vince seconds. Unanimous approval.
- 9) Discussion of Crain Atlantis Engineering Stormwater Review proposal. This is for a review of the drainage system for the community.
  - a. Following Board and community discussion, Nancy motions to accept the \$6300.00 proposal from Crain Atlantis. Walt seconds. Unanimous approval.

Sunset Cove Homeowners Association, Inc.

Managed by: Oasis Community Management | 6574 N. State Road 7, #280 | Coconut Creek, FL 33073

Phone: 954-653-9790 | Fax: 1866-275-4496 | Email: [contact@oasiscommunitymgmt.com](mailto:contact@oasiscommunitymgmt.com) | web: [MyOasisFL.com](http://MyOasisFL.com)



- 10) Discussion of 2<sup>nd</sup> Street Flooding. PCI Stormwater Solutions reviewed issue after earlier storm and determined there is an out-flow blockage. Vince motions to ratify PCI Stormwater proposal to locate and jet out blockage which required a \$1200 deposit check signed last week by Nancy and Felicia. Felicia seconds. Unanimous approval.
- 11) Vince leads community discussion on crosswalks in community which could help curb speeding.
  - a. Lee to confirm with City of Plantation what is required
- 12) Community Forum
  - a. Flood Insurance discussion
- 13) Walt motions to adjourn meeting. Nancy seconds.
  - a. Meeting adjourned at 7:54pm