



Sunset Cove Homeowners Association, Inc.

Board Meeting Minutes – July 21st, 2022 6:33pm – **approved**

Meeting held via Zoom

- 1) Board Meeting called to Order 6:33pm
 - a. Nancy Zimmer, Walt McDonald, Andre Hardy, George Platica, Felicia Erskine and Vince Montelione present. Quorum is certified.
 - b. Lee Lazerson of Oasis Community Management present
- 2) Last week's minutes approved Nancy motions, Walt seconds, Unanimous approval.
- 3) Master Update
 - a. No updates currently
- 4) Landscaping Update
 - a. Blooming Fertilizer / and extra water cycle in the front of the community
 - b. Agave is going to be replaced, DEO to make recommendations
 - c. Break in the main line (sprinklers) 3 CT. Fixed
 - d. Another Fertilizer and Banding for later in the month of August
- 5) Irrigation of 2nd Street
 - a. Permit was approved
 - b. Electrician portion done with work next week
 - c. DEO will complete project and that should conclude 3-4 weeks out
- 6) Drainage Engineering Review
 - a. They are exploring city documents of our drainage infrastructure
- 7) Lee provides financial update
 - a. Total Rev 377,377.30
 - b. Through May 31st YTD, association has a net surplus of \$8,747.19.
 - c. Centennial Operating Account has \$247,668.32. Centennial Reserves has \$665,069.83. Total funds \$912,738.15
 - d. Lee provides delinquency overview
 - e. Budgetary Standpoint we are looking good
- 8) Revitalization
 - a. Packet has been sent to the Capitol.
 - b. Month or two to get resolved
- 9) Discussion on messaging First Notice of Non-Payment
 - a. Data about when the processing of payment occurs and when the notices go out is being provided to the board for evaluation.
- 10) Security Update
 - a. Steve is the new manager
 - b. Damini went on maternity leave
 - c. Need to decide on if we will continue with Platinum

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11) Security Agreement

- a. We need to decide between Platinum and a comparable quote.
- b. Best and Final from Platinum
- c. Discussed options for the future
- d. Nancy makes the Motion, Andre Seconds, Unanimous approval.
- e. Looking to lock pricing long term with a 30 day out clause

12) 2nd Street Irrigation

- a. Permit is at the city, for the electrical.
- b. Once electrical is completed David @ DEO will run the lines

13) Seal Coating of Pool Parking Lot

- a. Quotes came in for the job
 - i. COD Came in as 4000
 - ii. Absolute Asphalt 3600
 - iii. D&B Asphalt 5100
- b. Ray Holzweiss suggests we look at the type of sealant
- c. Board to deciding tonight – COD
- d. Approving conditionally – Andre Motions, Walt Seconds, Unanimous approval.

14) Community Forum

- a. Ray Holzweiss
 - i. Happy about Sprinklers being addressed
 - ii. Ray is inquiring when the sprinkler system should be coming on
 - iii. Lawn Maintenance they are weeding to short
 1. Discussed ways to enforce less weed whacking, Lee provided options
 2. George suggested using Google Translate

15) Andre motions to adjourn meeting. George seconds.

- a. Meeting adjourned at 7:50pm