



Sunset Cove Homeowners Association, Inc.
 Board Meeting Minutes – October 20th, 2022 7:04pm APPROVED
 Meeting held via Zoom

- 1) Board Meeting called to Order 7:04pm
 - a. Walt, Andre, George, Mac, Nancy, and Vince present. Quorum is certified.
 - b. Felica joined at 7:24pm
 - c. Lee of Oasis Community Management present
- 2) Last month's minutes approved Andre motions, Vince seconds
 - a. Andre Y
 - b. Nancy Y
 - c. Walt Y
 - d. George Y
 - e. Mac Y
 - f. Vince Y
- 3) Crain Atlantis
 - a. George Petrocelli PE presented
 - i. Community Drainage Overview
 - ii. Review of the original storm drain designs
 1. Comments regarding how we handled the bands of Hurricane Ian
 2. Where does the water go? Discussions on where the water routes per street
 3. Talked blockages
 4. Grates seem appropriate for our community
 5. Recommendations are to come
- 4) Financial Report
 - a. Lee presents Total Rev, Net surplus, Total Funds announced

**Sunset Cove HOA
 Association Summary Report
 Friday, September 30, 2022**

Operating Results			
	<u>YTD 2022</u>	<u>BUDGET</u>	<u>Diff</u>
Total Revenue	\$ 566,701.20	\$ 561,502.49	\$ 5,198.71
Total Expenses	\$ 519,920.17	\$ 561,502.55	\$ (41,582.38)
Net Surplus/(Deficit)	<u>\$ 46,781.03</u>	<u>\$ (0.06)</u>	<u>\$ 46,781.09</u>

Bank Summary		
<u>Account</u>		<u>Amount</u>
Centennial - Operating	\$	233,074.76
Centennial - Reserves	\$	682,722.32
TOTAL	\$	915,797.08

Delinquency Summary*			
	<u>Qty</u>	<u>Amount</u>	<u>%</u>
Late 1st Notice	17	\$ 14,143.35	76.17%
Late - Final Notice		\$ -	0.00%
Atty Collection	3	\$ 4,424.28	23.83%
	<u>20</u>	<u>\$ 18,567.63</u>	<u>100.00%</u>



- b. 2023 Budget to be discussed at the next meeting
 - c. Updated Delinquency Report
 - d. Nancy Motions, Andre Seconds, Unanimous Approval
 - e. ICS agreement forms to be delivered for signature
- 5) Halloween Event
- a. Halloween Treats
 - b. Johanna is suggesting a Halloween Party
 - i. Looking to host something
 - c. Johanna to lead a group
 - i. Mac Motions, Andre Seconds Unanimous Approval
- 6) Landscape Update
- a. Palm Tree Trimming
 - i. Dead Palm trees to be removed
 - b. Mulching of the front
 - c. Ferritization
 - d. Plans for the new electrical system
- 7) Security Update
- a. No complaints this past month
 - b. New Contract has been signed
 - c. Potential scouting of other security companies
- 8) Master Update
- a. Ongoing Projects
 - b. Pump on Central and Broward
- 9) Playground Options
- a. Alpha playground
 - i. Plot of land on 101st and 3rd Ct being discussed
 - 1. Discussing it again
 - 2. Susan Seidler was not in favor of this playground being near her home
 - b. Tiny Library
 - i. Mac makes a motion, Nancy Seconds it. Unanimous approval
 - ii. Location to be discussed
- 10) Pool Parking Lot (sealcoating)
- a. Wed 10/26/2022
- 11) Front Lighting Parking Lot Lighting
- a. Lee to get pricing
- 12) Flagpole was mentioned for the front
- a. Table for the November
- 13) Holiday Lights
- a. Should be up in the next week and a half
- 14) Community Forum
- 15) George motions to adjourn meeting. Andre seconds.
- a. Meeting adjourned at 8:47pm