



Sunset Cove Homeowners Association, Inc.
 Board Meeting Minutes – September 15th, 2022 7:01pm
 Meeting held via Zoom

- 1) Board Meeting called to Order 6:32pm
 - a. Walt, Andre, George, Mac, and Vince present. Quorum is certified.
 - b. Felicia joined meeting at 7:16pm.
 - c. Lee of Oasis Community Management present
- 2) Last month's minutes approved Andre motions, Vince seconds
 - a. Andre Y
 - b. Walt Y
 - c. George N
 - d. Mac Y
 - e. Vince Y
- 3) Financial Report
 - a. Becky presents Total Rev, Net surplus, Total Funds announced

**Sunset Cove HOA
 Association Summary Report
 Wednesday, August 31, 2022**

Operating Results			
	YTD 2022	BUDGET	Diff
Total Revenue	\$ 503,533.23	\$ 499,113.32	\$ 4,419.91
Total Expenses	\$ 467,111.18	\$ 499,113.40	\$ (32,002.22)
Net Surplus/(Deficit)	\$ 36,422.05	\$ (0.08)	\$ 36,422.13

Bank Summary		
Account		Amount
Centennial - Operating	\$	221,763.66
Centennial - Reserves	\$	676,793.53
TOTAL	\$	898,557.19

Delinquency Summary*			
	Qty	Amount	%
Late 1st Notice	13	\$ 9,108.92	42.97%
Late - Final Notice	4	\$ 4,062.95	19.17%
Atty Collection	3	\$ 8,027.70	37.87%
	20	\$ 21,199.57	100.00%

- b. Updated Delinquency, 20 homeowners in total
- c. Delinquency overview
- d. Walt Motions, Andre Seconds, Unanimous Approval
- e. Bank United is a potential investment opportunity
 - i. Looking at other banks as well
- f. ICS timeline
- 4) Master Update
 - a. No Update
- 5) Security Update
 - a. Couple of missteps in notifying the homeowners about visitors
 - i. Steven is being notified
 - b. Contract to be executed

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

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- c. Vince and Lee to look for a new security company
- d. Felicia suggests surveying the community for their preferences
- 6) Revitalization
 - a. Under Legal Review with Assoc. Legal and DEO
- 7) Playground Options
 - a. Alpha playground
 - i. Plot of land on 101st and 3rd Ct being discussed
 - 1. Walt wants to bring it up at the Annual Meeting
 - b. Tiny Library
- 8) Pool Parking Lot
 - a. Couple weeks out
- 9) Front Lighting
 - a. Lee to get pricing
- 10) Flagpole was mentioned for the front
- 11) Landscaping Update
 - a. David Ogg to review the front area and make suggestions
 - b. Flowers to be reviewed
 - c. NW 2nd Street irrigation
 - d. Some palms that are dead need to be removed
 - e. 2 Cuts in Oct
- 12) Community Forum
 - a. Ray H.
 - i. Lot of Rain so Ray has a lot of growth.
 - ii. Looking for next weed and feed
 - iii. DEO to review the community
 - b. Sarah Ichord
 - i. Business park has flashing lights behind nw 2nd St
- 13) Andre motions to adjourn meeting. George seconds.
 - a. Meeting adjourned at 8:19pm