



Sunset Cove Homeowners Association, Inc.
 Board Meeting Minutes – May 18th, 2023
 Meeting held via Zoom

- 1) Board Meeting called to Order 7:05pm
 - a. Walt, George, Mac, Nancy, Felicia, Andre, and Vince present. Quorum is certified.
 - b. Lee and of Oasis Community Management present
- 2) March minutes approved - Walt motions, Vince seconds.
- 3) January minutes approved – Vince motions, Walt seconds.
- 4) Financials

ASSOCIATION SUMMARY REPORT
 Sunday, April 30, 2023

Operating Results			
	YTD 2023	BUDGET	Diff
Total Revenue	\$ 262,003.00	\$ 264,427.64	\$ (2,424.64)
Total Expenses	\$ 261,538.31	\$ 264,427.88	\$ (2,889.57)
Net Surplus/(Deficit)	\$ 464.69	\$ (0.24)	\$ 464.93

Bank Summary		
Account		Amount
Centennial - Operating	\$	212,912.16
Centennial - Reserves	\$	731,042.15
5/18/2023	\$	943,954.31

- a.
- b. Great Financial Standing
- c. Felicia requests Jan – May Detailed Balance Sheet. Has some large amounts she would like to validate. Would like a financial meeting to validate.
 - i. Wants a read-out in expenses for Revitalization (Legal and anything related)
 - ii. Wants to ensure nothing is outstanding.
- d. Mac brings up the CD and Money Market investment plan.
 - i. The group agrees but we need to be educated.
 - ii. Mac to provide experts to educate the group so we can decide.
- e. George would like Memos for the items that have Memos missing from the Operating Report
- f. Nancy suggests more in-depth questions be emailed to Becky in interest of time.
- g. George Motions, Nancy Seconds, Majority Approval
- 5) Revitalization Update
 - a. 80 homes have been submitted.
 - i. The deadline is in 2 days. Need 111
 - b. George is asking for an estimation for this 2nd revitalization exercise.
- 6) Landscape
 - a. Weed treatment is on Monday.
 - b. Major valve issue on 4th street
 - c. Flowers in the front will occur.
 - d. Banding on the palms are early June
 - e. Tree Removals
 - i. Both tree have an estimate, Board agrees Majority Approval

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- f. The flag (voted upon) need to be installed group would like it to be done before Memorial Day
- 7) Security Update
 - a. Ashley will be out for a couple of weeks; new person will fill in till she is back
 - b. Fire Department, the NOX BOX wasn't working and had to be repaired.
- 8) Master Update
 - a. Tom Lawrence is handling the Master going forward.
 - b. Working with the city of Plantation to handle the sidewalks, bridges, and
 - c. Property manager is now T and G Services
 - d. Foundation is getting cleaned and fixed so it won't be as dirty
 - e. Seeking bids for various landscaping
- 9) Benches
 - a. We agree on 6ft, Black, something to match with Community fixtures
 - i. Green is a good second option.
 - b. Felicia Motions, Nancy Seconds, Majority approval
- 10) Community Forum
 - a. Capped at 3 mins
 - i. Sonia Stoica
 - 1. Complaints about Nancy, revitalization costs, and decisions made by the entire board.
- 11) Adjourned at 8:39 pm