



Sunset Cove Homeowners Association, Inc.
 Board Meeting Minutes – July 20th, 2023
 Meeting held via Zoom

- 1) Board Meeting called to Order 7:02pm
 - a. Walt, George, Mac, Nancy, Felicia, Andre, and Vince present. Quorum is certified.
 - b. Lee and of Oasis Community Management present
- 2) May minutes approved – Andre motions, Mac seconds.
 - a. George – Yes
 - b. Nancy - Yes
 - c. Walt - Yes
 - d. Vince - Yes
 - e. Felicia - Yes

1) Financial Report

Operating Results			
	YTD 2023	BUDGET	Diff
Total Revenue	\$ 398,809.98	\$ 396,641.48	\$ 2,168.50
Total Expenses	\$ 384,008.75	\$ 396,641.66	\$ (12,632.91)
Net Surplus/(Deficit)	\$ 14,801.23	\$ (0.18)	\$ 14,801.41

Bank Summary	
Account	Amount
Centennial - Operating	\$ 193,545.91
Centennial - Reserves	\$ 739,580.07
	\$ 933,125.98

Delinquency Summary			
	Qty	Amount	%
Late 1st Notice	7	\$ 3,525.40	11.14%
Late - Final Notice	10	\$ 28,129.26	88.86%
Atty Collection	0	\$ -	0.00%
	17	\$ 31,654.66	100.00%

- a.
 - b. Felicia Mont, Andre seconds
 - i. George – No
 - ii. Nancy - Yes
 - iii. Walt - Yes
 - iv. Vince - Yes
 - v. Mac - Yes
- 2) Revitalization Update
 - a. No update
 - b. Estimated 30 days.
 - c. George would like to have the estimate of legal fees presented for his review.
 - d. Felicia to request via email the previous invoices and legal fees. Should be onsite at Oasis tomorrow.
- 3) Landscape Update
 - a. Irrigation is down temporary due to a lightning strike, more to come on that later in the meeting.
 - b. Felicia asked about concerns filing a claim vs not for repair with the lightning strikes.
 - i. In a holding pattern until we determine the total costs
 - c. George is wondering what will be done about cleaning up the front entrance.

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- i. Flowers (looking for something longer lasting), Robelinis, Will consult Ogg
- d. Wall Repair Estimate
- e. DEO Estimate

DESCRIPTION	QTY	RATE	AMOUNT
Irrigation New Rain bird ESP-LXME36 Irrigation Time clock with Module	1	1,620.00	1,620.00
Services Clock Mounting bracket with posts	1	120.00	120.00
Labor Installation Labor	1	250.00	250.00
BALANCE DUE			\$1,990.00

- i.
- ii. Walt Motions, Nancy Seconds
 - 1. Mac – Yes
 - 2. Vince – Yes
 - 3. Felicia – Yes
 - 4. Andre – Yes
 - 5. George – Abstain
- 4) Security Update
 - a. No complaints reported.
- 5) Master Update
 - a. Tom to report
 - i. Pressure washing the sidewalks happening.
 - ii. New landscaper
 - iii. New fountain and lake keeper
 - b. George suggests an alternate for Tom if he can't go.
- 6) Lake Erosion Discussion with Bids

Company	Process	LF	Cost
Erosion Solutions Corp	GeoTube	1995	\$ 183,150.00
Allstate Resource	GeoTube	1995	\$ 239,400.00
Solitude	Sox	1995	\$ 271,595.00

- a.
- b. Lee presents all three vendors for erosion on our central lake.
 - i. Suggests meeting with the board with one or all these vendors.
 - ii. Group agrees.
- c. Board members will make themselves available to meet with the vendor.
- d. George to look for other experts and providers while we have 3 vendors reviewed.
- e. Lee suggests concrete bags to prevent erosion as well.
- 7) Park Benches



- a.
- b. 2 benches being proposed
 - i. \$613
- c. Mac made the motion, Felica Second
 - i. George – Yes

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- ii. Andre – Yes
 - iii. Walt – Yes
 - iv. Nancy – Yes
 - v. Vince – Yes
- 8) CD
- a. Discussion of amount to invest.
 - i. George would like to understand greater expenses that would be coming.
 - ii. Group discusses numbers.
 - 1. 250K in Treasury is being discussed.
 - a. Gains of 4.99%
 - iii. Felicia makes a motion, Nancy Seconds
 - 1. Andre – Yes
 - 2. George – Yes
 - 3. Mac – Yes
 - 4. Walt – Yes
 - 5. Vince – No
- 9) Bulk Discussions
- a. Complaints regarding 5th street with bulk.
 - b. Wrong items and once picked up it is a mess.
 - c. Vince to place a camera on 5th
 - d. Temporary sign a couple days before has been suggested.
 - e. Walt Motions 4 signs to be purchased, Vince Seconds
 - i. Nancy – Yes
 - ii. Felicia – Yes
 - iii. George – Yes
 - iv. Andre – Yes
 - v. Mac – Yes
- 10) Tree Discussion and Ratification
- a. Disagreements on how the tree decision was made
 - b. Vince Motions, Andre Seconds
 - i. Felicia – Abstain
 - ii. George – Abstain
 - iii. Mac – Yes
 - iv. Walt – Yes
 - v. Nancy – Yes
- 11) Community Forum
- a. Sara Fine
 - i. Dog Feces Boxes
 - 1. Suggesting that they be removed more often.
 - ii. Question about reserves, see financial review.
 - iii. Fences question if a decision should be made while changing the documents.
 - iv. A discussion on the lake and what we are looking to do to repair.
 - b. Sarah Icord
 - i. Escalation, Security will call Sarah, she will decline access and they will be let in

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- ii. Mowing forgotten due to the raining, will be escalated.
 - c. Louis Reinstein
 - 1. Offering assistance.
 - d. Leigh Carr
 - 1. Website suggests security will put the sticker on and they refused.
 - 2. Lee suggests that he will put the sticker on, and they will coordinate
 - e. Sonia Stoica
 - 1. Comment for Nancy
 - 2. Comment for Vince
 - 3. Displeased with the Board
- 12) Nancy motions for adjournment, Walt seconds
- a. Felicia – Yes
 - b. George – Yes
 - c. Andre – Yes
 - d. Vince – Yes
 - e. Mac – Yes

Adjourned at 9:23 pm