



Sunset Cove Homeowners Association, Inc.
 Board Meeting Minutes – August 31st, 2023
 Meeting held via Zoom

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

1) Financial Report

Operating Results			
	YTD 2023	BUDGET	Diff
Total Revenue	\$ 467,350.32	\$ 462,748.40	\$ 4,601.92
Total Expenses	\$ 432,345.14	\$ 462,748.55	\$ (30,403.41)
Net Surplus/(Deficit)	\$ 35,005.18	\$ (0.15)	\$ 35,005.33

Bank Summary	
Account	Amount
Centennial - Operating	\$ 216,749.99
Centennial - Reserves	\$ 502,428.30
Oppenheimer- Mutual Fund	\$ 250,000.00
	\$ 969,178.29

Delinquency Summary **			
	Qty	Amount	%
Late 1st Notice	4	\$ 1,975.36	5.11%
Late - Final Notice	14	\$ 36,718.43	94.89%
Atty Collection	0	\$ -	0.00%
	18	\$ 38,693.79	100.00%

- a. ** as of 08-30-2023
- b. Delinquencies are getting too high.
 - i. Anyone above 1,000 dollars in delinquency will receive a letter from the association that they will be sent to the attorney.
 - ii. Letter will indicate that services like, Security Gate and Pool Gate access to be revoked.
 - iii. Felicia Motions on this, Vince Seconds
 1. Nancy - Yes
 2. Mac - Yes
 3. Vince - Yes
 4. Andre - Yes
- c. Financial approval
 - i. Walt Motions, Mac seconds
 1. Nancy - Yes
 2. Felicia - Yes
 3. Vince - Yes
 4. Andre - Yes

2) Revitalization Update

- a. Was approved!
- b. Association required to send documents out announcing approval.

Sunset Cove Homeowners Association, Inc.

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

Phone: 954-653-9790 | Fax: 1866-275-4496 | Email: contact@oasiscommunitymgmt.com | web: MyOasisFL.com



- c. Same documents were renewed.
- 3) Landscape Update
 - a. Irrigation is down temporary due to a lightning strike, will be repaired.
 - b. Sod Review is next week.
 - c. Trimming of the palms will occur soon.
- 4) Security Update
 - a. No complaints reported.
 - b. Phone was upgraded in the guard booth.
 - i. Rechargeable
- 5) Master Update
 - a. Tom to report
 - i. Sidewalks Pressure washed.
 - ii. Tree trimming
 - iii. New fountain and lake keeper starts in September.
- 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
Erosion Solutions Corp	Rip Rap Bags	1995	\$ 212,000.00

- a.
- b. 4 solutions being offered.
- c. Next Thursday is the first meeting with Erosion Solutions
 - i. Andre, Felicia and Mac to be out there.
- d. More research to be done
- 7) Road Paving Discussion
 - a. Paving companies provided estimates.
 - i. Lee is suggesting an Engineer overlook the project and ensure the project and quotes are equal.
 - b. Starting to initially discuss a community wide project.
 - c. This will take time and we are gathering information.
- 8) Fence on 2nd / 100th
 - a. Fence came down today.
 - b. New fence will be built in the coming weeks.
- 9) Park Benches



- a.
- b. 2 benches were purchased.



Your order #146094393
Placed on August 25, 2023 2:43:43 PM EDT

Item	SKU	Qty	Subtotal
Everest Series 8-Ft. Park Bench with Back Pattern Type Diamond Mounting Option Inground Mount Seat Color Green	595-6002-1835593	2	\$1,262.00
			Subtotal \$1,262.00
			Shipping & Handling \$312.65
			Tax \$110.23
			Grand Total \$1,684.88

C.

10) Sidewalks

- a. Walt would like to lift the sidewalks.
- b. Lee will be looking into pricing.

11) Community Forum

- a. Ray H.
 - i. Weed Concerns, Ray was updated on the DEO weed concerns going forward.
- b. Sarah Fine
 - i. Benches around the canal
 - 1. Requesting that trash cans near the benches
 - 2. Isn't something we agreed on but will look into it
- c. Michael Alpert
 - i. Preferring a different type of mulch that isn't cypress.
 - ii. Lee will investigate.
- d. Marc Kaplan
 - i. Commentary about the Drain in front of his property (101st)
- e. Sonia Stoica

12) Andre motions for adjournment, Walt seconds

- a. Approval from everyone

Adjourned at 8:25 pm