



SUNSET COVE HOMEOWNERS ASSOCIATION, INC.
 BOARD MEETING
 7:00PM February 15, 2024

MEETING MINUTES

Meeting Location: Volunteer Park-Camilia Room – 12050 W. Sunrise Blvd, Plantation FL 33323

Called to order at 7:01pm by President.

Attendees

Board members present: George, Walt, Felicia, Cristina, Andre, Charles, Nancy
 Oasis Community Management Present: None
 Approximate # of residents present: 27 signed in

Approval of Minutes

Jan 18, 2024 Annual Meeting Minutes Approved – Felicia motions, Andre seconds, Unanimous approval
 Feb 8, 2024 Special Meeting Minutes Approved – George motions, Walt seconds, Unanimous approval

President Remarks - Expressed the need to run a peaceful meeting this evening.

Financial Update – Felicia

Sunset Cove HOA
 Association Summary Report
 Sunday, December 31, 2023

Operating Results			
	YTD 2023	BUDGET	Diff
Total Revenue	\$ 814,878.39	\$ 793,283.00	\$ 21,595.39
Total Expenses	\$ 767,912.68	\$ 793,283.00	\$ (25,370.32)
Net Surplus/(Deficit)	\$ 46,965.71	\$ -	\$ 46,965.71

Bank Summary	
Account	Amount
Centennial - Operating	\$ 192,705.22
Centennial - Reserves	\$ 531,898.42
Oppenheimer - Reserves	\$ 254,448.77
	\$ 979,052.41

Delinquency Summary			
	Qty	Amount	%
Late 1st Notice	5	\$ 3,171.71	8.96%
Late - Final Notice	7	\$ 17,464.59	49.36%
Atty Collection	4	\$ 14,747.30	41.68%
	16	\$ 35,383.60	100.00%

Landscaping Update – George: Spoke with DEO’s owner David earlier today to review ongoing complaints of which David said he would be more attentive to correcting these issues including hedge trimming and removing fallen palm fronds.

Master Association Update – Tom Lawrence: Elections next month. Stated the master is doing a great job caring for 13 communities and the shopping center.

Lake Bank Slope Safety – Resident Michael Alpert, Assistant Director, City of Plantation, Planning Zoning & Economic Dev:

George presented brief overview of this ongoing project and introduced Mr. Alpert as an expert speaker. Mr. Alpert is a 45-year Plantation resident and 5 ½ year resident of Sunset Cove. He recommended additional studies to better understand the scope of work and options thereof, respective life spans, and soliciting more proposals. He stated the



original study by Crain Atlantis was not as comprehensive as it should have been. A more detailed report will enable the city to engage in this project for acceptance. He stated there are various solutions, each having different life spans (e.g., Geo Tubing is 7-10 years). It was suggested that funding may be available through South Florida Management District.

George motioned we contact South FL Management District to explore funding – Felicia Seconds - Unanimous approval

Mr. Alpert also stated that tree removal requires city approval of which he would help facilitate. An adequate report or permit from the city is required. He suggested GoPro could be a helpful resource as they have certified arborists. They recently left information in our community.

Potential Management Companies:

Sunrise Property Management – Andre, Walt, Nancy (& Felicia in a second meeting without Nancy) met with owner Jay Pietrafetta. The presentation went well. Initial bid \$2600.00. Viable candidate. Vetting and next meeting forthcoming.

New Generation – Felicia: Impressed with initial conversation. In person meeting tomorrow 2/16.

T&G – Tom Lawrence, George: Both spoke highly of this company. Initial bid \$1971.00.

George motions to proceed vetting with these 3 companies – Andre seconds – Unanimous in favor

Open Forum – Multiple Comments from Residents (Q=Question, A=Answer, C=Comment):

- Q: Is T&G managing the master association was having any issues with payments in any other communities.
A. No one is aware of any issues
- Q. Are we changing our legal counsel or landscaping company? A. President stated no, we are maintaining them.
C. Concern shared regarding lake bank slope safety.
- Q/C. Is board following Robert's Rules of Order and suggested the community should be allowed to vote. Stated that it is illegal for the president to initiate a motion.
- Q. How is the board properly vetting prospect management companies.
A. Through multiple channels including business registration, their community portfolio, current HOA board references
- Q. Burnout/exit clause in Oasis contract? A. President - Waiting on Oasis to provide the contract. C. Resident suggested that future contracts include this clause to ensure business as usual can be facilitated during vendor transitions.
- Q. Why is meeting not on Zoom? President – Will have Zoom or other platform available for next meetings. It was suggested that meetings can be audio as an option.
- Q. How will ACH HOA dues be processed with Oasis resigning? A. Felicia will confirm this process tomorrow with Oasis.
- Q. What is the cost to rent the room at Volunteer Park? A. President stated he thought it is \$35.00.
- Q. Does landscaping understand white dots? A. President stated he will review again with DEO.
- C. It was mentioned that a resident witnessed 3 incidents at the lake to bring attention to the importance of correcting the slopes.
- Q. What is our bylaw process on re-voting – Why not continue with previous board motions on lake bank slope project.
A. See Bank Slope Safety Report section above
C. It is not illegal for the president to initiate a motion; however, it is not normal protocol either.
C. Resident suggested making a motion to revoke prior board's approval to work on lake bank slope until further studies are done. Discussion among board and residents continued.
C. Previous board member provided insight on the ongoing lake safety project, previous board discussions, and the Crain Atlantis report.



President motions to place on hold Erosion Solution Corp's contract and retract the former board's vote that approved it. This is in order to have South Florida Management District assess the lake bank slope prior to commencing any work. The district's report will drive our next steps. Felicia Seconds. Cristina Y, Walt Y, Nancy Y, Charles Y, Andre N

Andre motioned to adjourn. Felicia seconds. Unanimous in favor.

Meeting adjourned at 8:21pm

Minutes recorded and submitted by Secretary, Nancy Becton