

**BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION**

February 17th, 2020

6:30pm

Watson Realty 13001 Atlantic Blvd, Jacksonville, FL 32225

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:51pm.* Bill Franco President, Roman Jones- Treasurer; Ian MacKenzie- Secretary; Misty Torres- Property Manager; Kenneth Spencer- JSO

2. Organization of the Board:

- President: Bill Franco
- Vice President/Secretary: Ian Mackenzie
- Treasurer: Roman Jones

- Motion: Roman
- Seconded: Ian
- All in Favor

3. Approval of January 2020 Financials: Roman Jones

- Year to date Budget: \$38,612.66
- Year to date Actual: \$26,623.33

- Motion: Ian
- Seconded: Bill
- All in Favor

4. JSO Presentation: Officer Ken Spencer

- Any criminal/suspicious activity needs to be reported to JSO. The higher the amount of activity, the more JSO presence we will have in the area.
- Garage doors need to be closed. So many homes leave them open overnight which invites more criminal activity into the community. Sutton Lakes has become a prime “crime of opportunity” hotspot.
- There has been a drop in break-ins/theft since the Association has hired security.
- Officer Spencer is on our community NextDoor app and reaches out to people when they post certain issues.
- Security officers are required to knock on doors if garage doors are open or car lights are on. The officer is in uniform and has a marked vehicle with lights.
- Alarm systems must be registered with JSO, otherwise, the police will not know to make contact if the alarm is triggered.
- Outdoor security cameras are recommended.

5. Management Report:

- Pools:
 - Canopies:
 - ❖ In city permitting stage.
 - ❖ We will have an additional cost, currently unknown, because the pavers are not set on concrete, just sand. They will have to build 4 concrete footers for each canopy.
 - Back pool lights: the issue was not the bulbs; it was the entire wall pack. For installation of 8 new LED wall pack fixtures \$1,198 (city electrical permit included). COMPLETED
 - Back pool gate at playground: Panels/gate special ordered
- Cell phone tower:
 - At standstill
 - Timeline discussed
 - Larry McCain (present) was on the Board at the time the tower was installed. He will review the documents we have and work on figuring it all out.
- Front playground gate:
 - Install commercial grade gate with 3 self-closing hinges with lockable catch: gate special ordered
- Back Playground:
 - Southern Recreation waiting on final parts (were on back order). No new install date has been provided
- Entrance Monument Sign:
 - We will need repairs on the brick and mortar before installation on new granite. Getting multiple bids.
- Pet Adoption Event:
 - In the works. Still trying to find a date where we can have more than one adoption group.
- ARC Requests:
 - 1837 Coldfield Dr: Siding/Paint
 - 11135 Peerless: Roof
 - 11230 Willesdon Dr S: screened enclosure
 - 1930 Knottingham Trace: Paint
 - 2280 Maserati Ct: Pool
 - 11247 Hendon Dr: Fence
 - 1830 Willesdon Dr E: Patio cover
- Financials: as of January 31st
 - Operating: \$339,439.04
 - Union Money Market: \$87,333.90
 - TIAA Money Market: \$246,916.61
- Presented crime 2019 analysis and comparison

- Get cost of installing a light at the high school bus stop, by the front pool. Would have to be on a timer, not a photo cell, because it would draw more people to the basketball court
- Research outdoor workout stations

6. Old Business: N/A

7. New Business:

A. Members interested in joining the Board:

- Present at meeting: Lou Haskins, Larry McCain, David LaCognata
- 2 other candidates are interested in the ARC/Compliance
- Appointment of those members present: Lou, John, and David
 - Motion: Ian
 - Seconded: Bill
 - All in Favor

B. Fill Secretary position for the Board:

- David LaCognata appointed:
 - Motion: Bill
 - Seconded: Ian
 - All in Favor

8. Open Forum:

- What is the life cycle of the speed bumps? We do not know. The Association would have to take care of the cost. Larry will look into it.
- Do raised plant beds need to be approved by the ARC with the new legislation on vegetable/fruit gardens? Any alterations, that can be seen from the street, needs approval.
- Are live chickens allowed to be farmed on property?
 - Documents state no Livestock
 - Can be considered a nuisance

9. Adjournment: 7:49pm