

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

April 16th, 2017

6:30 p.m.

Front pool: 1813 Willesdon Drive E.

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:34pm.* John Chapman- President, Roman Jones-Treasurer, Bill Franco-Vice President, Enrico Aveo-Secretary, Khema Wright- Director, Ian MacKenzie- Director, John Walker- Director
- 2. Approval of Minutes:** March 19th, 2018
 - Motion: Roman
 - Seconded: Ian
 - All in Favor
- 3. President's Comments:**
 - City to come out, in a week, to complete the painting of the bike lanes
 - City completed the filling of the washouts at the back ditch (Sandalwood Canal)
- 4. Report and Approval of March Financials:** Read by Roman Jones
 - Motion: Ian
 - Seconded: John W.
 - All in Favor
- 5. Manager's Report:** Misty O'Connell
 - Pools:
 - Contract up in June. 14-day notice of cancellation
 - John C- Crown Pools has suggested a lot repairs, that in turn, did not need to be done (aprox. \$3,000)
 - Reported glass in front pool: no statute/code states that the pool must be drained. Spoke with another pool company that stated that the pool needs to be vacuumed.
 - Ponte Vedra Pools has submitted a bid for monthly maintenance of the pools. \$150
 - Motion: John C.
 - Seconded: John W.
 - All in Favor

- Landscaping:
 - \$595 to remove variegated Pitts at the main monument and install Azaleas.
 - Motion: John
 - Seconded: Khema
 - All in Favor
- Front pool camera system:
 - \$65 per home, for Vector Security to install software on computers (Roman, John C., Bill, John W.)
 - Homeowner questioned why the Board members need access to the camera footage, when management has the footage. Tried to come up with other options, to save the \$65.
- Plate Cameras:
 - Bids in. Agenda item.
- Cell Tower:
 - Crown Castle (#824926)
 - Have original documents
 - Sent demand letter
- Electric to Islands:
 - Complete
- Pond Easement:
 - No new information
 - Pond 11 needs raking. Charles Aquatics found an access point between two homes (not an easement). Letters were sent to the homeowners, to gain access to their property. The Association would repair any sod damaged during this process.
 - Majority of the ponds do not have a large enough access point for the rake boat.
- 2017 Financial Review:
 - Complete
- Basketball court:
 - Rims, nets, and barrier net has been installed
- Christmas lights 2018:
 - Have catalog.
 - Need to choose some items for them to submit a proposal
- Monument Signs:
 - 2 weeks out from start date
 - Contacted All Weather Contractors to see if they could complete the job sooner...\$11,850
- Flag Post:
 - All Weather: \$3,385
 - Buchanan Flags:
 - New post could not go in same spot
 - New concrete would have to be poured
 - Suggested moving the flag completely when time to lower to half-staff

- Oil dumping Pond 10:
 - Reported by resident
 - Suspect unknown
 - City EPA stated it had to be removed
 - Area vacuumed 04/13...have not received invoice
- JSO Scheduler:
 - Account given to Lieutenant Felipe Alicea
- Painting of bridge at Alfa Romeo:
 - John Hunter Maintenance Services is preparing a bid
- Front Pool Men's bathroom:
 - Lock to be repaired 04/18
- Light at front playground:
 - Previously tabled.
 - \$2,968
- Approved ARC Requests:
 - 1848 Coldfield Drive: paint, door, gutters
 - 11147 Bugatti: replace fence
 - 11199 Willesdon Dr S: New roof
- Financials as of March 31st:
 - Operating: \$303,995.88
 - Union Money Market: \$87,090.10
 - Everbank Money Market: \$243,809.61
 - Delinquency Balance: \$225,819.06 Down \$23,660 from February
 - Highest Balance: Sabourin \$8,894 (Chapter 11)

6. Committee Reports: None

7. Old Business:

A. Options for fitness in backfield

- Table

B. Plate Cameras

- Bill: the reason the community was planned with a back entry/exit was for safety, not just for a cut-through...If there was an emergency in the neighborhood, residents have two ways to exit, versus all residents trying to go through one exit.
- Crime discussion with homeowners
- Association may not oversee a neighborhood watch, due to liability issues
- Community officer patrols the neighborhood 2-3-hour shifts; recently requested for the hours to be after midnight
- Management spoke Chief of Traffic Engineering: speed bumps can be added, but we need 75% of the homes effected to vote in favor... \$2300 per speed bump, to be paid by the Association. The city will only split the cost for cut-through streets.

- Table

C. Light at front playground

- Ian: does not believe the Association should light up the playground because it will invite people to be there, later than usual.
- John C.: Believes it would keep loitering down
- Roman: A light will invite the basketball players to play later at night
- Table

8. New Business:

A. Re-grade/dirt install at back ditch

- City finished their part
- Coastal Trees will install dirt to redirect the water flow, from the ditch, to pond 10 (\$6,000). This will help with the erosion of the Association property, at the ditch. Once complete, Grass Tech will install shrubs (already approved) and a ground cover.
 - Motion: Bill
 - Seconded: John W
 - All in favor

9. Open Forum:

- Management to post link to Meeting Minutes on NextDoor, once approved.
- Management to post the Agenda to the website...then post link to NextDoor

10. Adjournment: 8:34pm (Bill/Khema)