

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

**July 19th, 2021, 6:30pm
1813 Willesdon Dr E**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:30pm.* Bill Franco, Ian MacKenzie, Roman Jones, Brandy Williams, Linda Brocker, David La Cognata, Misty Torres- Property Manager
Not Present: Lou Haskins

- 2. President's Comments:** None

- 3. Approval of Minutes:**

- Motion: Roman
- Second: David
- All in Favor

- 4. Approval of June Financials:** Roman Jones

- Financials Reviewed

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

- 5. Management Report:**

- Pools:

- Furniture ordered (10 chairs/2 tables): Taking longer than expected due to manufacturing issues (Covid). Est. Delivery 08/20
- Tree trimming bids

Front Pool: **\$2500** Properly trim crepe myrtle off gazebo. Properly trim 3 live oaks off of gazebo and on fence line. Properly trim and lift 5 live oaks in pool area. Properly trim 3 big major clumps of vines on fence by pool. Properly trim crepe myrtle in front of fence and trim live oak in front. Properly trim and lift 1 live oak in parking lot.

Back Pool: **\$1300** (trim back 4 oaks from neighboring homes and raise canopies and pool pump) (ACTION ITEM)

- Motion: David
- Second: Linda
- All in Favor

- ARC Requests:

- 11356 Rolls Royce: Roof (no color change)
- 12224 Ardencroft: Screen door
- 11209 Hudderfield: Paint/Add stucco
- 11357 Rolls Royce: Paint

- Financials: As of June 30th, 2021
 - Operating: \$368,167.99
 - Union Money Market: \$57,830.25
 - TIAA Money Market: \$247,925.15

Actual/Budget

- Utilities: \$5,374.19 (A)/ \$4,750(B)
 - General/Administrative: \$15,790.04 (A)/ \$12,003.66 (B)
 - Pools: \$9,281.75 (A)/ \$7,179.16 (B)
 - Security: \$5,661.67 (A)/ \$6,108.33 (B)
 - Landscaping: \$3,746.64 (A)/ \$4,500 (B)
 - Lakes: \$1,320 (A)/ \$1,020 (B)
 - Repairs/Maintenance: \$2,148.86(A)/ \$958.34 (B) (Paid for pressure washing)
 - Capital: \$0 (A)/ \$0 (B)
 - Total Expenses: \$43,323.15 (A)/ \$36,519.49 Under budget \$2,695.69 month to date; under budget \$26,376.53 year to date.
- 6430: Over in water (drought)/sewer
 - 7411- Bad Debt: Settlements on collections
 - 7823- Pool Chemicals: Chlorine
 - 7826- Pool Monitors: Different hours
 - 8454- Lake Irrigation Repair: needs to be moved to Landscape Irrigation (\$275)
 - 8478- Building Repairs: Brick and mortar repairs on two monument signs
 - 8479 Fence Repairs: Fence repairs at back field

6. Old Business:

A. Pond Maintenance Company:

- Charles Aquatics has been the contractor for many years and services have declined; even after adding an additional visit in the summer months
- Present Charles Aquatics current contract
- Lake and Pond Remediation and Solitude Lake Management have provided bids
- Get additional bids (Lake Doctors and Blue Water Environmental)

7. New Business:

A. Board/Compliance Liaison:

- Board Member David La Cognata
- Assist the Compliance and not with ARC

B. 1937 Coldfield Dr Easement Fence Repair:

- Ian Jones: If the ARC wrongfully granted permission, the Association will be responsible for clearing the easement
- Options are moving the fence in or installing gates to allow for boat access

C. 11181 Coldfield Dog Removal:

- Rental
- Dogs get out of the fence consistently

- ARC member wants the Board to vote for removal of the dogs
- Dogs are not aggressive
- David: May be in the best interest of the dogs to be removed
- Send a final notice to the dog owners (certified) that if they are out again, without leashes, the Board will have them removed.

8. Open Forum:

- Question about trees on the preserve:
If it is Association owned preserve, the Association will take down dead trees
If there are branches encroaching, the homeowner would cut the trees back.
- Question about maintenance of vacant property on Hollington
Association will cut back, and charge back to the owner
- Question about Board email address:
Post to website

9. Adjournment: 7:29pm