

**BOARD OF DIRECTORS MEETING  
SUTTON LAKES OWNERS ASSOCIATION  
September 16th, 2019  
6:30 pm**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:34pm.* Bill Franco- President, Ian MacKenzie- Vice President; Roman Jones- Treasurer; Enrico Aveo- Secretary; Misty Torres- Property Manager
- 2. Approval of Minutes:** August 19th, 2019
  - Motion: Roman
  - Seconded: Ian
  - All in Favor
- 3. Review and Approval of August 2019 Financials:** Roman Jones
  - Motion: Ian
  - Seconded: Roman
  - All in Favor
  - 7615 (Management): Over due to pool monitor management payout.
  - 6430 (water/sewer): Overage unknown. Management to research with JEA
- 4. Management Report:**
  - Pools:
    - 1 bid in for back pool resurfacing...starting at \$76,000 (Franks Pools). From Frank: "At this time It has staining and pitting and a crack in the pool. It doesn't appear to be dangerous at this time, its more cosmetic looking then anything. If the plaster starts ,pitting or flaking too bad the health department could write it up and demand it be done. So I would probably say you all should get it on your schedule within the next year or so."
    - I will continue to get other opinions
    - Getting bids for re-vamp of front pool house and gazebo area (gutters, painting, changing tables).
  - Landscaping:
    - Budgeting palm trimming down Atlantic and to Willesdon, for 2020.
    - On schedule for next week for cleanup outside front pool. Behind schedule due to storms.

- Cell phone tower:
  - No luck with our collections attorney. I have handed it over to Signature's attorney, Dale Westling. Our problems are that the copy of the contract that we have is not signed by all parties and the income was to come from new accounts...when all the smaller cell phone companies (Boost, Cricket, Metro, etc.) use the networks of larger companies (T-Mobile, Verizon, Sprint, etc.)...so, we would need to find out what companies were originally used on the tower.
  - Management to discuss with Gregg Anderson, former Board member, and also attorney, to discuss tower and collection advice
  - Pull Deed
- Holiday Lighting:
  - Additional \$700 for lights down the Atlantic
    - Motion to approve: Roman
    - Seconded: Ian
    - Not in Favor: Bill
- Approved ARC requests:
  - 2196 Ardencroft: Side driveway pavers to fence
  - 11147 Peerless Lane: embankment barrier
  - 11314 Hendon Dr: Screened enclosure
  - 2044 Hollington: Screened enclosure
  - 1926 Coldfield Dr W: Front door painting
- Financials: as of August 30th, 2019
  - Operating: \$154,479.94
  - Union Money Market: \$87,277.98
  - TIAA Money Market: \$246,188.45
  - Delinquency Balance: \$241,748.48

## **5. Old Business:**

### **A. Family Fun Day**

- Scheduled for 10/19/19 2pm-5pm
- Petting zoo booked
- Pool monitors booked for check-in
- Pending: Bounce Houses and Pizzas

## **6. New Business: N/A**

## **7. Open Forum: N/A**

## **8. Adjournment: 7:31pm (Ian/Roman)**