

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

February 25th, 2019

January 28th, 2019

7pm

Watson Realty 13001 Atlantic Blvd, Jacksonville, FL 32225

1. **Roll Call:** *Quorum established. Meeting called to order at 7:02pm.* Bill Franco- Vice President, Roman Jones- Treasurer; Khema Wright- Director; Ian MacKenzie- Director, Misty O'Connell- Property Manager
Not Present: Enrico Aveo- Secretary
2. **Certification of Attendance and Proxies**
3. **Adoption of 2018 Annual Minutes:** February 19th, 2018
 - Approved March 2018
 - Motion to Adopt: Roman
 - Seconded: Ian
 - All in Favor
4. **President's Report:**
 - Introduction of 2018 Board
 - Comments on accomplishments of 2018, John Chapman (resigned due to relocation)
 - 2018 main topic: Security. Giddens Security is our patrolling security company. JSO off-duty patrols aprox. 45 hours per month. Plate and dome cameras added to the entrance.
 - Homeowner questions:
 - ❖ What is the cost? \$17+ per hour for 40 hours per week plus weekly cost of marked vehicle
 - ❖ Was a crime comparison completed? JSO supplies crime data. Officer Spencer supplies a monthly report (posted on website). We will compare the data as time goes on to ensure patrolling security is a benefit to the community.
 - ❖ Is there any way of knowing the Giddens officer is patrolling, because the vehicle is parked at the front pool every day? Yes. Management receives weekly reports showing where the officer digitally tagged himself at different locations throughout the community. When off duty, the officer leaves his/her vehicle onsite. Officer Spencer: confirmed he sees the Giddens officer patrolling.
 - ❖ Can the officer move the location that he/she leaves the vehicle? Yes.

- Pools have had a lot of work of done in the past few years. They are open now from the first week of April to the last week of October.
- Speeding is a major concern. Not a lot can be done since the streets are owned by the city. We will continue to explore options.
- HOA fees are low in comparison to other communities with so many amenities. Fees were not raised for a few years; but were raised 5% in 2019 to ensure our funds do not fall behind.
- Property maintenance is a big concern. Compliance Committee and Management patrol the community. Residents should not get offended if they receive a letter for compliance...we want the community to look nice and keep property values high.

5. Annual Treasurers Report: Reviewed by Roman Jones

- Not far off budget for 2018
- 2019 Forecast: New pool pump system for the back pool and Sutton Lakes Blvd island removal.

6. Announcement of Board of Directors:

- Current 5 members are up for election in 2020. 2 open seats for 2019. No interest was shown in taking those 2 seats. Board is always looking for volunteers.
- Being on the Board is an unpaid position, members sometimes are given grief, but the benefit is helping the community.

7. Open Forum:

- Who patrols the community for violations? The Compliance Committee and Management. If a resident sees a problem, send the complaint to Management, and include photos.
- Why does the HOA not do anything about parking on the streets? The HOA cannot regulate the streets because they are city owned.
- ARC reminder: If a resident wants to make improvements/changes to their property, you must submit an ARC request for approval.
- Can the HOA foreclose on a home without contacting the owner? No, there is a legal process that must be followed, and it goes through the Association Attorney and court system.

8. Adjournment: 7:34pm (Roman/Ian)