

**BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION
September 27th, 2021, 6:30pm
1813 Willesdon Dr E**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:30pm.* Bill Franco, Ian MacKenzie, Brandy Williams, Linda Brocker, David La Cognata, Misty Torres- Property Manager
Not Present: Roman Jones
- 2. President's Comments:** None
- 3. Approval of Minutes: August 16th**
 - Motion: Linda
 - Second: Ian
 - All in Favor
- 4. Approval of August Financials:** Misty Torres
 - Financials Reviewed
 - Motion: David
 - Seconded: Linda
 - All in Favor
- 5. Management Report:**
 - Pools:
 - Tree company coming back to trim palms and cell phone tower area
 - Pool furniture came in and was delivered
 - Will bring in contractors to assess the pavers, once the pool closes
 - Holiday lights:
 - Two companies submitting bids (Hulihan Territory and Twinkle Nights)
 - Front monument sign was repaired at no cost to the Association
 - 1895 Willesdon Dr E:
 - Spoke with neighbor and stated that it is the owner that still resides there. Sent Grass Tech to clear again and it was already mowed by the owner. Fines has been imposed and Palmeri will add that to the Lien and file a suit against the homeowner
 - Illford house:
 - Neighbor reported that they were running a recreational vehicle business
 - Reported to the city and attorney
 - Vehicles went from 6 to two
 - On last two inspections, the slingshots were not on property
 - The homeowner is allowed to have these vehicles, but she will be installing a driveway extension so she can park them behind her fence and in garage.

- No signs she is still running the business from home. She has a business address in Regency area.
- ARC Requests:
 - 11075 Pierce Arrow: New patio slab and storage structure with slab
 - 1779 Nettington: Screened enclosure
 - 1731 Aston Hall: Fence/paint
 - 1915 Sutton Lakes Blvd: Roof
 - 1881 Hornsey Ct: Roof
 - 1947 Hollington: Paint
 - 11141 Peerless Lane: Fence replacement
- Financials: As of August 31st, 2021
 - Operating: \$281,461.08
 - Union Money Market: \$57,833.97
 - TIAA Money Market: \$247,986.22
 - Actual/Budget
 - Utilities: \$4,863.82 (A)/ \$4,750(B)
 - General/Administrative: \$21,512.15 (A)/ \$12,003.66 (B) (Insurance Renewal)
 - Pools: \$17,076.31 (A)/ \$7,179.16 (B)
 - Sanding painting of benches at Willesdon E and Alfa Romeo (needs to moved to general maintenance)
 - New control panel for back pool
 - Overage on Pool monitors due to longer hours and pay increase
 - Security: \$5,631.68 (A)/ \$6,108.33 (B)
 - Landscaping: \$7,546.64 (A)/ \$4,500 (B)
 - Tree maintenance
 - Lakes: \$1,117 (A)/ \$1,020 (B)
 - Repairs/Maintenance: \$1,986.34A)/ \$958.34 (B)
 - Accounting Error \$1,290 coming back into the account, will show on next month's financials
 - Capital: \$0 (A)/ \$0 (B)
 - Total Expenses: \$59,733.95 (A)/ \$36,519.49 Under budget \$5,726.40
 - Year to Date: \$280,321.11 (A)/ \$282,405.92 (B)

6. Old Business:

A. Pond 4 Extraction

- Quality Lake Management: \$5,945.22
- Florida Lake Management \$25,000 (mechanical extraction); \$3,900 (chemical treatment)
 - Motion for Quality Lake Management: Ian
 - Second: David
 - All in Favor

B. Pond Maintenance Vendor

- Solitude Lake Management: \$1924 per month
- Florida Lake Management: \$3000 per month
- Lake and Pond Remediation: \$1300 per month
 - Motion to approve Solitude Lake Management: Bill
 - Second: David
 - All in Favor

7. New Business:

A. Giddens Security increase for 2022: 3% increase

- Motion to accept: David
- Second: Linda
- All in favor

B. Rules & Regs verbiage on violation photos

- Change verbiage to “a photo will be supplied upon request”
 - Motion: David
 - Second: Ian
 - All in Favor
- Mail new Rules and Regulations to all residences

C. Garage Sale

- October 23rd
- 8am-1pm

8. Open Forum:

- Homeowner on Ardencroft discussion on speeding. Will work to start a petition to add speed bumps. 75% of all owners affected.

9. Adjournment: 7:28pm