

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

**November 15th, 6:30pm**

**1813 Willesdon Dr E**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:30pm.* Bill Franco, Ian MacKenzie, Brandy Williams, Roman Jones, Linda Brocker, David La Cognata, Lou Haskins Misty Torres- Property Manager
- 2. President's Comments:** None
- 3. Approval of Minutes: October 18th**
  - Motion: Roman
  - Second: Ian
  - All in Favor
- 4. Approval of September Financials:** Roman Jones
  - Financials Reviewed
    - Motion: Roman
    - Seconded: Brandy
    - All in Favor
- 5. Management Report:**
  - Pools:
    - Closed for the season
    - Getting cost for new heat enclosure for front pool (current curtains do not stretch properly). New ones will need to be stored in temperature-controlled location
  - Trees:
    - All Invoices Paid
    - Will need to trim palms along Atlantic Blvd 2022
  - Pickle Ball Courts and Workout Equipment:
    - Coast to Coast Recreation (has not provided bid): Is working on a list of options to choose from
    - Court Surfaces: Aprox. \$40,000 (asphalt) and \$64,000 (concrete). Includes fencing.
    - Southern Recreation is creating options for fitness equipment. Many items are not available right now due to manufacturing issues. Said we may want to revisit the idea 2022 first quarter
  - Slingshot business (Illford):
    - Owner retained an attorney. Association attorney and homeowner attorney are in contact and after proof was provided to her attorney, he has advised his client to remove the vehicles off the residential property. As of Friday, the 12th, two slingshots were on property. Sent photos to the Association Attorney

- ARC Requests:
  - 11105 Lord Taylor: Paver walkway and patio in the back yard
  - 11145 Coldfield Dr: Paint
- Financials: As of October 31st, 2021
  - Operating: \$210,667.19
  - Union Money Market: \$57,837.84
  - TIAA Money Market: \$248,044.35

Actual/Budget

- Utilities: \$4,759.27 (A)/ \$4,750(B)
- General/Administrative: \$7,438.51 (A)/ \$12,003.66 (B)
- Pools: \$6,805.43 (A)/ \$7,179.16 (B) (pool monitor increase and fan install)
- Security: \$5,584.71 (A)/ \$6,108.33 (B)
- Landscaping: \$5,946.64 (A)/ \$4,500 (B)
- Lakes: \$2,325 (A)/ \$1,020 (B) (fish install)
- Repairs/Maintenance: \$0(A)/ \$958.34 (B)
- Capital: \$0 (A)/ \$0 (B)
- Total Expenses: \$32,859.56 (A)/ \$36,519.49
- Year to Date: \$351,616.53(A)/ \$355,444.90 (B) (+\$3,828.37)

**6. Old Business: None**

**7. New Business:**

A. Review 2022 Budget Worksheet

- Current month-to-date and year-to-date numbers were discussed
- Increases: Insurance, cost of pool chemicals, pool monitor pay increase, private security standard 3% increase, lake management (new company)
- Vote to increase the 2022 fees 5% to \$335
  - Motion: Ian
  - Second: Lou
  - All in Favor
  - Opposed: Roman Jones

**8. Open Forum: None**

**9. Adjournment: 7:11pm (Bill/Brandy)**