

BOARD OF DIRECTORS MEETING& ORGANIZATIONAL MEETING SUTTON LAKES OWNERS ASSOCIATION

February 21st, 2022

Watson Realty Monument Rd

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:58pm.* Bill Franco, Brandy Williams, Linda Bocker, David La Cognata, Ian Mackenzie, Misty Torres- Property Manager

2. Organization of the Board:

- President: David LaCognata
- Vice President: Brandy Williams
- Treasurer: Ian MacKenzie
- Secretary: Linda Bocker
- Director: Bill Franco
 - All in Favor

3. Review of January Financials: Read by Ian Mackenzie

- Beginning of the year...on track.
- HOA Fees due in January
 - Motion to approve: Bill
 - Second: Brandy
 - All in Favor

4. Management Report:

- Pools:
 - Fence panels in for the front pool, back pool, and new gates for the back pool
 - Ordered new rule signs
 - Bobby will be installing new rings, for each pool
- Landscaping:
 - Last replaced mulch in 2017
 - Grass tech quoted a refresh \$4,150. This will cover the front entrance, islands, sub-neighborhood entry signs (ACTION ITEM)
- Reported Items (email/FB/NextDoor)
 - Wyndham Hollow (NextDoor): Reported issue of a tractor trailer parking in driveway after we reported to the city that it was parking on the road (letter sent to resident/owner)
 - Rolls Royce (NextDoor): Reported Pond/creek has not been maintained behind Rolls Royce. This is a city-owned retention pond. Told the resident to file a complaint with the city, and that I will do the same.
 - Coldfield (email): problem with multiple house letting dogs roam with no leash. Sending a letter to those residences

- ARC Requests:
 - 11101 Windlesham Ct: Painting same color
 - 11254 Illford: Fence Replacement
 - 11239 Hendon Dr: Paver patio to replace concrete patio (rear yard)
 - 2137 Willesdon Dr E: Palm tree removal
- Financial Notes: Year End (Dec) 2021

Actual/Budget

 - Utilities: \$52,183.95 (A)/ \$57,000(B)
 - General/Administrative: \$134,133.09 (A)/ \$144,044.00 (B)
 - Pools: 89,281.19 (A)/ \$73,150 (B) (over \$16,131.19 due to increase in pool monitor pay/longer pool hours/chlorine)
 - Security: \$70,477.54(A)/ \$6,73,300 (B)
 - Landscaping: \$50,909.68(A)/ \$54,000 (B)
 - Lakes: \$17,164.50(A)/ \$12,240 (B) (Over \$4,924.50 due to fountain repairs and new company)
 - Repairs/Maintenance: \$14,495.57(A)/ \$11,500 (B) (Over \$2,995.57 for different maintenance items at pool houses/fencing)
 - Capital: \$0 (A)/ \$0 (B)
 - Total Expenses: \$39,688.89 (A)/ \$33,269.61 (December: over due to electrical work at front entrance and termite renewal))
 - Year to Date: \$428,645.52 (A)/ \$425,234.00 (B) Over Budget \$3,411.52 year to date

Ended with \$267,487.08 in operating and \$305,949.49 in Reserves

Actual/Budget January 2022

- Utilities: \$3,171.11 (A)/ \$4,583.33(B)
- General/Administrative: \$9,292.80 (A)/ \$11,662.89 (B)
- Pools: 2,820.17 (A)/ \$7,104.17 (B)
- Security: \$7,319.69(A)/ \$6,191.67 (B) (Leftover invoice from December)
- Landscaping: \$7,246.64(A)/ \$4,233.34 (B) (Tree removal Huddersfield)
- Lakes: \$0 (A)/ \$2,057.33 (B)
- Repairs/Maintenance: \$0(A)/ \$1,318.11 (B)
- Capital: \$0 (A)/ \$0 (B)
- Total Expenses: \$29,850.41 (A)/ \$37,150.84
- Year to Date: \$29,850.41 (A)/ \$37,150.84 (B) Under Budget \$7,300.43 year to date

5. Old Business

A. Removal of ARC member

- The Board of Directors removed a member of the ARC.
- Members of the ARC are appointed by the Board of Directors and can be removed at any time
 - Motion: Bill
 - Second: Brandy
 - All in Favor

6. New Business:

A. Garage Sale Date: March 19th, 2022

B. Dead/overgrown Trees in Preserve areas:

- Received bids for 2 areas
- Before taking on the cost, Management will check with St. Johns River Water Management District (SJRWMD) because they manage the preserve areas

C. Pool Opening:

- Back pool open weekends only starting the first weekend in April
- Back pool open 7 days per week starting May 1st
- Both pools open 7 days per week starting Memorial Day weekend
 - Motion: Bill
 - Second: Ian
 - All in Favor

D. Repaint Basketball Court

- Management to take care of contractor

E. Shade Trees at pocket park at Willesdon E and Alfa Romeo and re-mulch the entrance islands

- Management will get cost from Grass Tech
 - Motion: Bill
 - Second: Ian
 - All in Favor

7. Open Forum:

- Trash collection currently on Thursdays and yard waste on Mondays
- Speeding issues discussed
- Discussion of changing meeting dates to Tuesdays
- AirBnB issues: member previously worked for the City and stated that the HOA can report on coj.net. HOA is not zoned for short term rentals (anything under 30 days)
- Inquire about a pedestrian cross walk at Willesdon/Sutton Lakes Blvd
- Aston Hall island needs refresh and mulch
- Request to add Year-end financial report to website (Brief Synopsis)

8. Adjournment of Annual Meeting: 8:03pm