

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

**November 15<sup>th</sup>, 2022**

**1813 Willesdon Dr E**

- 1. Roll Call:** *Quorum established. Meeting called to order at 6:32pm.* Brandy Williams, Linda Bocker, Kyle Lee, Misty Torres- Property Manager  
**Not Present:** Patrick O'Brien, Bill Franco

**2. President's Comments:**

- Fall Festival had a great turnout. Thank you to Misty for organizing and running the festival.
- Land clearing between Hawkins Cove and Sutton Lakes
  - 1999: Deeded as a conservation easement to SJRWMD
  - 2015: Land purchased by Sleiman Enterprises
  - Misty will talk with Attorney to find out homeowner's rights
- Meeting for new intersection at Sutton Lakes Blvd and Atlantic Blvd was held this month. Sutton Lakes had a large presence in person and online. The plans are already in motion; this meeting was just an informational meeting and a place for neighbors to discuss and express concerns.

**3. Approval of Minutes:** October 18th

- Motion: Kyle
- Second: Linda
- All in Favor

**4. Review of Financials:** Misty Torres

- Financials: October
  - Utilities: \$5,893.93(A)/ \$4,583.33(B)
  - General/Administrative: \$12,161.84(A)/ \$11,662.89 (B)(Festival)
  - Pools: \$5,910.10(A)/ \$7,104.17(B)
  - Security: \$5,800.67(A)/ \$6,191.67 (B)
  - Landscaping: \$4,831.64A)/ \$4,233.34(B)
  - Lakes: \$3,848(A)/ \$2,057.33 (B) (Tree maintenance)
  - Repairs/Maintenance: \$431.36(A)/ \$1,318.11 (B)
  - Capital: \$0 (A)/ \$0 (B)
  - Total Expenses: \$37,877.54(A)/ \$37,150.84
  - Year to Date: \$394,977.15 (A)/ \$371,508.40 (B)
  - Checking/Reserve Balance: \$210,051.08/\$306,688.19
- Motion: Brandy
- Second: Linda
- All in Favor

## 5. Management Report:

- Pools:
  - Researching companies with Ponte Vedra Pools (our maintenance company) (marcite/tile replacement/coping/lights)
  - Currently have two bids in, Frank's Pools (\$204,699) and Clarkson Pools (\$266,066)
  - Both pools closed for the season
  - Not many residents the last two weekends of October. May need to close sooner, moving forward. Table.
- Dry erase signs are ready for pickup, as of today
- Annual meeting February 21st
- Approved ARC:
  - 11181 Illford: fence (like for like)
  - 11099 Lord Taylor: paint refresh
  - 1795 Nettington: solar panels
  - 11205 Hendon: solar panels
  - 2001 Hollington: solar panels
  - 1875 Willesdon E: solar panels
  - 11063 Gullwing: solar panels

## 6. Old Business:

- A. ARC Parking Enforcement Person:
  - ARC member proposed patrolling the community
  - Would receive 25% of the fine imposed against the owner with parking violations
  - Resident: Worries other people will want to start getting paid for doing other projects around the community
  - Brandy not in favor
  - Linda not in favor
  - Kyle not in favor
  - Discussion: Parking is not a huge issue in the community, other than street parking. Two tires on a curb is nit-picking when there are larger matters that need attention. Many vehicles are large, and driveway is too small. Vehicles fully parked on lawns, on a continuous basis do need to be addressed.

## 7. New Business:

- A. Budget:
  - Discussed current numbers and increases for utilities, insurance, pool monitor hour increase, security, and tree maintenance
  - Should end 2022 with aprox. \$120,000 in operating
  - Pool remodel will be between \$210,000 and \$260,000
  - No increase in 2023 will cause an aprox. \$36,000 deficit, but we would have excess funds in operating to cover the deficit
  - Kyle not in favor of not increasing. Not when the economy is how it is and when cost/prices are continuing to rise. Worried the Association would be in a bad position with a deficit that large and when the back pool remodel is going to take so much from reserves

- Brandy: Would payment of fines help cover any deficit? Misty: yes, but we cannot base a budget on fines owed. Any fines paid go to the operating account  
Kyle: agreed
- Full increase is aprox. \$17. Kyle proposed doing half an increase. \$8
- 2022 was raised the full 5%
- Kyle: we have one of the lowest annual fees yet have so much to maintain
  - Motion for the 2023 fee to be raised to \$343: Kyle
  - Second: Linda
  - All in Favor

**8. Open Forum:**

- Kyle: contact the city about adding a flashing triangle at the intersection of SLB and Willesdon
- Resident: try to have an attorney at the Annual Meeting to discuss the conservation easement being cleared between Hawkins Cove and SL

**9. Adjournment:** 7:09pm (Kyle/Linda)