

# SUTTON LAKES HOMEOWNERS ASSOCIATION

Board Meeting — Minutes

November 28, 2023

6:30 PM

Front Pool

## MINUTES

**I. Call to Order:** Meeting was called to order at 6:31 pm by President Brandy Williams. Additional Board Members in attendance were Bill Franco, Linda Brocker and Kyle Lee. A quorum was present.

**II. Approval of Agenda — Posting Notification:** Notice of the meeting was posted in accordance with Fla. Stat. § 720.303(c)(1)

### **President's Report:**

- Brandy Williams reported that she had attended a recent meeting at the The City of Jacksonville to get an update on the proposed rezoning of the property near the front entrance to Sutton Lakes. The property has been rezoned from Residential to Commercial.
- Brandy Williams announced that Shanda Thompson would be the assigned manager for Sutton Lakes as they move forward due to the departure of the previous CAM.

### **IV. Treasurer's Report —**

- The October Report was reviewed by the Board. There were questions regarding several line items, which were answered. However, there was not a motion to approve the October Financial Report.

- **Approval of Meeting Minutes**
- No Minutes were approved at this meeting.

### **Committee Reports**

- ARC — The Board would like the ARC process to be revisited with regard to submission and approvals.

### • **New Business:**

- The Board felt that Sutton Feast had been a great success and thanked everyone for their participation.

### • **2024 Proposed Budget:**

- After review and discussion, the Board "approved" the 2024 Proposed Budget Draft to be mailed to all Owners. Motion was made by Kyle Lee and seconded by Linda Brocker.

**Patrols By JSO:**

The Board discussed whether or not to continue with JSO Patrols. The Board felt that the Officers needed to be issuing more tickets and to step up enforcement. Brandy advised that she would have a meeting with JSO in the coming weeks.

**Interim Coupons for January 2024:**

Management advised that because the 2024 Budget had not been approved and to Provide uninterrupted cash flow, that an interim coupon would be mailed out for January 2024 to all Owners. The Board was adamant that an interim coupon was not to be mailed. The Budget Approval Meeting is scheduled for December 18th.

**Owners Forum:**

One Owner in attendance expressed concern about the shed in his backyard and whether or not he would be able to keep it, as it is visible from the street. The Board Advised him that this issue would be discussed at a future meeting in more detail.

**Adjournment:** With no further business left to conduct, the meeting was adjourned at 7:53 p.m. Motion was made by Brandy Williams and seconded by Kyle Lee. The motion carried.

DRAFT