

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

**January 24<sup>th</sup>, 2023  
1813 Willesdon Dr E and Zoom**

1. **Roll Call:** *Quorum not established. Meeting called to order at 6:32pm.* Brandy Williams, Kyle Lee, Misty Torres- Property Manager  
**Not Present:** Patrick O'Brien, Bill Franco, Linda Brocker
2. **President's Comments:**
  - Starting back hybrid meetings (in person/Zoom)
  - Requests everyone speak respectfully
  - Apologizes for delay in making homeowners away for the delay of the Annual Assessment
  - Election coming up in February at FSCJ
3. **Approval of Minutes:** December 20<sup>th</sup>
  - Table
4. **Review of Financials:** Misty Torres
  - Financials: December
    - Utilities: \$4,677.87(A)/ \$4,583.33(B)
    - General/Administrative: \$17,838.63(A)/ \$11,662.89 (B)
    - Pools: \$2,923.40(A)/ \$7,104.17(B)
    - Security: \$6,715.38(A)/ \$6,191.67 (B)
    - Landscaping: \$4,906.64(A)/ \$4,233.34(B)
    - Lakes: \$1,924(A)/ \$2,057.33 (B) (Tree maintenance)
    - Repairs/Maintenance: \$0(A)/ \$1,318.11 (B)
    - Capital: \$0 (A)/ \$0 (B)
    - Total Expenses: \$38,985.92(A)/ \$37,150.84
    - Year to Date: \$463,922.30(A)/ \$445,810 (B)
    - Checking/Reserve Balance: \$162,611.70/\$307,165.52
  - Table
5. **Management Report:**
  - Pools:
    - Spoke to Health Inspector. He is coming back out to take a look at it to see if it is a necessity in 2023
    - *Researching companies with Ponte Vedra Pools (our maintenance company) (marcite/tile replacement/coping/lights)*
      - *Frank's Pools: \$214,934*
      - *Clarkson Pools: \$266,066*
      - *Tempool: \$250,000*
  - Tree Cleanup:
    - Project has started. This includes the areas around the front pool, basketball court, park, Sutton Lakes Blvd, and Atlantic Blvd.

- There was a dead pine in the front pool fenced area that was also removed.
- Pressure Washing:
  - The neighborhood signs, No Soliciting signs, playground sidewalks, and bus stop will be pressure washed February 10<sup>th</sup>
- Basketball Goals:
  - Requested pricing from Southern Recreation for new goals/posts. Current ones are outdated and not standard
- Lakes:
  - Requested a proposal from Solitude on building a new enclosure for our front fountain. Current one is deteriorating.
- FDOT Atlantic interchange:
  - Representative from Acura has reached out to the Association to see if we would be interested in joining their fight against these changes. I have reached back out for additional information.
- 11098 Lord Taylor has finally been foreclosed on by the bank. It is going to be sold at auction.
- Approved ARC:
  - 1860 Coldfield: Roof (like for like)

## 6. Old Business:

### A. Vector Security

- 2<sup>nd</sup> bid for new sensor lights at the pool
- Current pool camera system vendor
- 3 cameras at each pool \$4,084
- Table

### B. Parking Rules Verbiage

- Vehicles cannot park 4 tires on any lawn or property owned by the Association.
- To help with street traffic, vehicles may have two tires on the curb or no more than 1ft past the curb (vehicle must be parallel with the street and parked with the flow of traffic)
- Vehicles cannot park on other people's Property (suggested by member)
- Any damage caused to your lawn by vehicles parking on the lawn, will be your responsibility to repair/replace any dead/missing sod.
- Table

## 7. New Business:

### A. Late fees for 2023 Assessments:

- Late fees will not be assessed until March 1<sup>st</sup>, 2023

### B. New ARC members:

- Penny/Don
- Connie
- Table

**8. Open Forum:**

- Member suggested adding more signage to the current message board and maybe add another message board to the pocket park
- Duval Acura representative reached out to the Board to discuss fighting the new Atlantic/Sutton Lakes Blvd interchange
- Member inquired about the Preserve clearing: Per City Councilman, the area is being cleared for storm water drainage

**9. Adjournment: 7:07pm**

DRAFT