

BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION
July 18, 2023
1813 Willesdon Dr E

Roll Call: Quorum established. Meeting called to order at 6:30 pm. Linda Brocker, Bill Franco, Kyle Lee, Santizze Myles

1. President's Comments given by Linda Brocker:
 - Sentry starts August 1st with initial focus on violations for aesthetics such as lawns, trash cans, etc.
 - A survey -20 Is Plenty- was posted to Facebook and NextDoor to register Sutton Lakes for a seed reduction analysis to determine if lower speeds would improve safety for those who walk and cycle in our neighborhood. Asked for encouragement to participate especially on Willesdon Dr W.
 - No updates on the proposed interchange at this time.
2. Solitude Lake Management with Adam Clark update.
 - Bill asked for a maintenance review which Adam explained inspections and treatments of ponds on a bimonthly basis.
 - Kyle asked if dredging would ever be necessary. Adam explained that over time buildup of bottom sediment creating shallow depths dredging may be necessary.
 - Brandi will be given access to portal for maintenance reports to be shared with Board.
3. Envera Systems Presentation with Edward Coalwell. Bill met at Expo and invited to attend.
 - Edward explained Passive camera system where we would request video to be pulled per incident. (\$25 per camera per month)
 - Active monitoring with warnings to intruders through speakers/conversation. (\$50 per camera per month)

- We would own equipment after installation. Both systems would be hard wired.
- A proposal for both systems will be provided to Bill.

4. Approval of Minutes: June 20th

- Motion: Kyle
- Second: Santizee
- All in favor

5. Review and Approval of Financials for June:

- Utilities: \$4,129.65 (A) \$4,583.33 (B)
- General/Administrative: \$3,214.74 (A) \$12,767.09 (B)
- Pools: \$15,003.13 (A) \$7,704.17 (B)
- Security: \$6,465.25 (A) \$6,914.27 (B)
- Landscaping: \$3,806.64 (A) \$5,112561 (B)
- Lakes: \$76.96 (A) \$2,007.34 (B)
- Repairs/Maintenance: \$1,270.00 (A) \$1,083.34 (B)
- Capital: 0 (A) \$22,500.00 (B)
- Total Expenses: \$33,966.37 (A) \$62,672.05 (B)
- Year to Date: \$282,256.32 (A) \$376,032.30 (B)
- Checking/Reserve Balance: \$357,417.18/\$251,355.86
 - Motion: Santizee
 - Second: Bill
 - All in Favor|

6. Approval of Updated Agreement with Palmeri Law Group

- Tabled until next meeting for Bill to review.

Old Business: Audit not received yet.

New Business: None

7. Open Forum:

- Request for benches at basketball court.
- Several comments re poor conditions of properties.

8. Adjournment: 7:23 pm