

BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION

March 21st-Rescheduled on April 4th, 2023

1813 Willesdon Dr E

- **Roll Call:** *Quorum established. Meeting called to order at 6:31pm.* Brandy Williams, Linda Brocker, Kyle Lee, Bill Franco
Absent: Santizze Myles

- **President's Comments:**
 - The introduction of the new property manager has been scrapped
 - Currently we do not have an acting property manager for our community. With the turnover from Misty to the new property manager, Signature Realty did not have a property manager who could properly handle the needs of our community.
 - Community Yard Sale will be on April 15th, 8 am - 1 pm
 - In reference to the proposed intersection at the north entrance of Sutton Lakes and the construction between Sutton Lakes and Hawkins Cove last month

- **Approval of Minutes:** February 21st
 - Motion: Kyle
 - Second: Bill
 - All in Favor

- **Review of Financials:** All
 - Financials: February
 - Utilities: \$3,561.65
 - General/Administrative: \$9,157.83
 - Pools: \$2,358.44
 - Security: \$4,949.86
 - Landscaping: \$3,956.64
 - Lakes: \$2,000.96
 - Repairs/Maintenance: \$4,507.19
 - Capital: \$0 (A)/ \$0 (B)
 - Total Expenses: \$30,492.27
 - Year to Date: \$117,579.52
 - Checking/Reserve Balance:
 - Motion: Bill
 - Second: Kyle
 - All in Favor

- Approved ARC:

1854 Coldfield Dr W – Outbuilding
1645 Hudderfield Circle West - Pavers

- **Old Business:**

- A. Construction update (Atlantic Blvd/Preserve) Bill attended a meeting with the city's planning department concerning the proposed intersection at Sutton Lakes Blvd and Atlantic Blvd with our attorney and representatives from Duval Acura. Ultimately, we are unhappy with the proposal being that we were not properly notified of the proposal. We've requested a new hearing and are awaiting a decision from the city planner.
- Security Cameras - We will revisit this when we have a new management company on board
- Pool Repairs - Health inspector's report says that the back pool needs to be marcited. If we provide a signed contract for the repair within the next 90 days, they will allow us to keep the pool open until after the pool season ends, then complete the repairs. We received 3 bids for the pool repairs with Frank's Pool Services being the lowest bid at \$190,000 for basic refinishing, if coping is needed, it may cost an additional \$22,800. This company received glowing recommendations. Contract not to exceed \$220,000.
 - Motion: Bill
 - Second: Kyle
 - All in Favor

- **New Business:**

- A. April Meeting (Attorney/City Councilman) Encourage neighbors to attend next meeting.
- B. Pool Monitors needed for when both pools open
- C. RFP for Property Management companies have been submitted to several companies and we are awaiting responses.

- **Open Forum:**

- Resident: Are we still paying Signature the same amount?
- Bill: Signature Realty are still handling our financials and we have reduced the monthly fees by 60%.
- Resident: There issues with the front pool, if you resurface it the rust will come back.
- Bill/Brandy: We can ask our pool company manager to come to our next meeting to explain the details of where we are with the front pool
- Resident: The plans for the new traffic pattern looks confusing.
- Brandy: If we can get a copy of the revised proposal for the intersection we will provide it to the homeowners.
- Resident: He's concerned about the construction between our community and Hawkins Cove, he wants to know what information we have.
- Brandy: Last we heard the area was being prepared for retention ponds for the businesses across the street. We've put in requests with our councilperson and

hope we'll be able to get some clear answers when he visits our HOA meeting on April 18th.

- Resident: Please elaborate on what the ARC does, how many members?
 - Brandy: The ARC is a committee of homeowners who reviews ARC requests and votes to impose fines for violations.
 - Resident: I hope you are interviewing at least three companies for the Property Manager.
 - Kyle: We have 4 companies that are on our list to interview right now.
 - Bill: Opening weekend for the poll was this weekend and we had a total of 126 residents who enjoyed the amenities.
 - Resident: Thank you to the Board for volunteering your time and I appreciate you all for doing this.
 - Resident: The HOA meeting signs are horrible, can we revert back to the old signs or use someone who can write better?
 - Brandy: We have different markers on order and will try to locate the old signs.
 - Resident: I'll help with the signs if you need me.
 - Bill: I'd like to request the board have an executive session following this meeting.
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- **Adjournment:** 7:04pm (Kyle/Linda)