

SUTTON LAKES HOMEOWNERS ASSOCIATION

Board Meeting - Minutes

June 18, 2024

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 Kyle Lee, Santizzie Myles, Roman Jones and Tina Sauvage. Linda Brocker attended via teleconference; Isamary Brooks was absent. A quorum was announced.

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

- III. **President’s Report:**
Brandy Williams welcomed the residents and thanked them for coming to the meeting. Amazon is starting the construction; they will have all Electronic Vehicles She introduced the board members to the residents attending the meeting.

- IV. **Treasurer’s Report**
Given by Kyle Lee – Reported the financials from the Balance Sheet and Revenue and Expense Report.
Motion made by Roman Jones and seconded by Kyle Lee to accept the Treasurers Report. Motion carried.

- V. **Approval of Meeting Minutes:**
Kyle Lee motioned to approve the May 24, 2024, meeting minutes, seconded by Roman Jones, motion carried.

- VI. **Committee Reports** - NONE

- VII. **Management Report:** *Given by Shanda Thompson, CAM - supplied in the board packet*

- VIII. **Unfinished Business:**
 - a. Status of Community Association Manager office – The air conditioning and outlets have been installed. Shanda Thompson is working from the office currently. Brandy Williams, to be transparent about the finances, informed the residents that in order to make payment to the vendor, we had to request payment in advance in the amount of \$1,600.00 to cover the expense. Due to the fact that the vendor needed to be paid in cash. Receipts were obtained for all services.
 - b. City of Jacksonville Ordinance – Backyard Hen Program – We do not currently have the attorney opinion, Tabled until next meeting.
 - c. Basketball Court Quotes – We met with a vendor to obtain a quote. The entire basketball court will have to be removed and reinstalled. We have not received a quote to date. Due

to the cost, this will need to be put on hold at least until next year. Tabled until next meeting.

IX. New Business:

- a. Contract – PEPS (Security) – This was tabled until we could review our insurance coverage. Hiring armed security will increase our costs dramatically for the Community Liability coverage. Tabled until next meeting.
- b. **Status of Fining Committee – The fining committee has met, and we are working on procedures with the new laws that are going into effect as of July 1, 2024. Tabled until next meeting.**
- c. **Lake & Pond Management Quote – Due to the lack of service from Solitude, we obtained a quote from another vendor. However, Solitude would like to keep our business and is offering to treat Pond 2 at their cost. Discussion between the board members. A decision was made to let them do the treatment and if service is still not adequate, to terminate at that time.**
- d. **Insurance Appraisal & Renewal – The board met with BKS prior to this meeting to discuss our insurance needs. A decision was made to meet with another Agent for comparison.**
- e. **Reserve Study – Getting a reserve study was discussed, due to the cost of a Reserve Study and since it is not required by State Statute the decision was made to hold off on a Reserve Study and obtain the required Insurance Appraisal.**

X. Owners Forum

Questions to the board, from owner's, board responded accordingly.

XI. Adjournment: With no further business left to conduct, the meeting was adjourned at 7:58 p.m. by a motion from Kyle Lee, seconded by Roman Jones, motion carried