

**BOARD OF DIRECTORS MEETING
SUTTON LAKES OWNERS ASSOCIATION
January 15th, 2018
6:30 p.m.
Front pool: 1813 Willesdon Drive E.**

1. Roll Call: *Quorum established. Meeting called to order at 6:30pm.* John Chapman- President; Roman Jones-Treasurer; Bill Franco- Secretary; Misty O'Connell-Property Manager

2. Approval of Minutes: December 20th, 2017

- Motion: Bill
- Seconded: Roman
- All in Favor

3. President's Comments:

- Association attorney closed 2 outstanding accounts, collecting \$5000.
- JSO report shows more patrols after 9pm, as requested.
- Discussion of NextDoor reports.

4. Report and Approval of December Financials: Read by Roman Jones

- Motion: Bill
- Seconded: John
- All in Favor

5. Manager's Report: Misty O'Connell

- Pools:
 - Back pool leak detection...Spoke with Crown Pools on 01/03. Was told everything went well, waiting on final report.
 - Crown has reported that the tanks are leaking, at the front pool: \$1,673 to replace.
 - Was told on 01/03 that Josh was on vacation...and we will meet, when he is back, this month.
- Landscaping:
 - Landscape boulders, at back cul-de-sac, to deter traffic from driving through grass (still discussing options with Grass Tech)
 - Large bush in back field removed.

- Metal objects buried in the field were removed.
- Fences:
 - Common area fence scheduled for repair, this week.
 - Aluminum fence/gate work to begin no later than Monday, January 22nd.
- Plate cameras:
 - 01/15: Met with Vector Security. Will have a proposal to me by Friday, January 19th.
 - These cameras will not run on WIFI.
 - Will need housing for the internet/camera system...best place is at message Board.
 - Suggested a regular camera, plus a plate camera. Plate cameras only capture the plate...not make/model/color of vehicle.
 - Rep stated that these types of cameras are used at gated communities, because the best capture is on stopped/slow moving vehicles.
 - Rep does not think an install at the back entrance is a good idea...no place to house the internet/camera system...and no great angle...but will still work a proposal for it, stating the issues.
- Electric to back field: Pending
 - Notice of Commencement submitted to the city.
 - JEA to install meter before Jan 30th.
 - Location address: 11344 Rolls Royce Ct.
- Electric to Islands:
 - Cost for final island: \$3,318
 - Total paid for 2nd (message board island) and 3rd Island: \$7,220...\$3,610 per island
 - Motion: Bill
 - Seconded: John
 - All in Favor
 - Management to get a cost on brighter spotlights in the islands.
- Lighting:
 - Pole light removed from the center island and placed on the ingress side of the entrance. KnR will be replacing the yellow bulbs with LED.
 - Discussing a brighter/larger spotlight for the flag.
 - Light on ingress side of entry, right lantern is out: JEA still working on
- Pond Easement:
 - Sending letters, to those homes blocking Easements, January 1st
 - Requesting compliance by 02/28/18
- Rules and Regulations:

- In process of getting photos of the homes. Once complete...we will post and mailout.
- Annual Meeting: First Notice mailed
- Violations for next Hearing:
 - Streets: Aston Hall Drive, Aston Hall Court, Carlsburg Court, Hollington, Doubleday, Hendon, and Watford
- Approved ARC Requests:
 - 2263 Peerless Lane W- Roof
 - 11166 Willesdon Dr S- Roof
 - 11189 Windlesham Court- Roof
 - 2145 Pierce Arrow Dr- Roof
- Financials as of December 31st, 2017:
 - Operating: \$466,491.79
 - Union Money Market: \$87,057.74
 - Everbank Money Market: \$243,499.80
 - Delinquency Balance: \$179,883.03
 - Highest Balance: Sabourin \$8,509.46 (Chapter 11)

6. Committee Reports: None

7. Old Business:

- A. Plate cameras: Robert Metts- Alden Gates and Access Controls
 - Discussion/demonstration on plate cameras
 - Will prepare a proposal and submit...up to 3 weeks to prepare. 3-year financing is available.
 - Will contact the manufacturer for the camera doorbells
- B. Golf cart housing (Table)
 - Management to talk to pool inspector to see if there are any requirements when adding to the back pool house.
 - Adding a shed is a possible, with a foundation, but must figure out where to install.

8. New Business:

- A. Install pole light at front playground
 - Table to research if needed
 - Do not want to add unwanted visitors to the basketball court
 - KnR: \$2,968
- B. Move food truck night to front pool
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- C. Basketball court options (new backboard/hoop/net and barrier netting at preserve)
 - Management to get a cost on the barrier net, just for the pool side.

- Management to get cost on spring rims
- Posts were cleaned, removed of stickers, and repainted

9. Open Forum: N/A

- Homeowner stated that his landscaper will not install new sod until it warms up...Management gave the ok for March install.

10. Adjournment: 8:01pm

- Motion: Bill
- Seconded: Roman
- All in Favor