

Sunset Point Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
May 9, 2017

A regular meeting of the Sunset Point Homeowners Association, Inc. was held on the above date at the Wellington Branch Library.

Call to Order: Meeting called to order at 6:05 PM, by Gladys Maloy, President.

Those Present: Gladys Maloy, Jim Krupa, Sheree Blum, Louisa Diaz, Jack Brownson

Also Present: Risa Levitt, Sunset Point Property Manager, of GRS Management

Proof of Notice of Meeting: Notice of the Board of Directors Meeting was posted at the front of the Community ahead of the meeting date.

Minutes of Previous Meetings: Minutes from the April meeting were reviewed. A motion was made by Jim, seconded by Louisa, and the minutes were unanimously approved as written.

Homeowners' Open Forum: One additional homeowner present, 12287 Sunset Pt. La. – inquiry in to status of neighboring Association and trimming of bordering hedge that is overgrown. The Board requested that Management send a written letter to the Lakeshore Condo Association requesting that they bring the hedge line down to 8'. An inquiry will also be made with the Village of Wellington Code Enforcement Division.

Financial and Delinquency Reports: Financials for the month ending March 30, 2017 were included for review. The Board requested Management contact all delinquent accounts at \$400.00 and over past due by phone. Updates to be provided to Board ahead of a decision on which accounts should be turned over to Collections.

Paperwork was signed to update Board members of record with Bank United.

Property Manager's Report: Management provided a revised proposal from All County Paving for seal coat and asphalt repairs. Management also noted that that requests for contract landscape services would be going out pending the finalized RFP scope from the Board.

Old Business:

Seal Coat Proposals – A motion was made by Jim, seconded and carried unanimously to approve the proposal from All County Paving for Sealcoat and Asphalt repairs. Management to send advance notice of job to Community once a date has been scheduled.

Landscape Proposals – Scope for RFP's finalized by the Board. Management to reach out to at least 3 vendors for on site review to confirm scope of services ahead of receiving proposals.

New Business: The Board asked that Management work to draft and send out a Community Newsletter addressing homeowner landscape maintenance responsibilities along the zero lot line and the upcoming sealcoat road work approved.

Adjournment: A motion was made by Gladys, seconded and carried unanimously to adjourn the meeting at 6:45 pm.

Respectfully submitted,

Risa Levitt
Property Manager
GRS Management Associates, Inc.