

**Sunset Point Homeowners Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**January 19, 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 6:09 PM, by Gladys Maloy, President.

**Those Present:** Gladys Maloy, Jim Krupa, Luisa Diaz.

**Also Present:** Risa Levitt, Sunset Point Property Manager

**Proof of Notice of Meeting:** Notice posted, prior to meeting; confirmed by Gladys Maloy and Jim Krupa.

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

**Homeowners' Open Forum:** A question regarding the landscape overgrowth along the wall bordering Sunset Point and the neighboring Condominium Association, Sag Harbour, was posed. Management will send correspondence to Sag Harbour Association requesting that they maintain the hedge.

**Financial and Delinquency Reports:** Financials for the month ending November, 30, 2016 were included. Management did receive Financials for the month ending December 30, 2016, but did not have included in the Board Packages provided for the meeting. The Board will review the December Financials electronically.

**Property Manager's Report:** Management provided proposals for sealcoating and patchwork repairs of Community roads. It was also reported that a filter assembly was replaced at the pool and that the semi annual inspection of the pool through the Department of Health is complete.

**Old Business:**

*Landscape* - The Board is reviewing the proposal from Scenic Landscape to trim Ficus Hedge and Palm Trees. The Board is working to determine the exact count on Palm Trees the Association is responsible for before signing off on the proposal.

**New Business**

*Seal Coat Proposals* – The Board will review the areas at the pool/visitor parking where patchwork is needed to get a better sense of the total square footage.

*Key Cards* – A motion was made by Gladys, seconded and unanimously approved to purchase 50 key cards to hold in stock. The Board clarified and agreed that replacement key cards are \$20.00 each.

*Annual Meeting* – The Board decided that the Annual Meeting will be held Tuesday, March 14 at 6:00 pm. Management to get Notice out to the Community.

**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.