

Sunset Point Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
February 14, 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, Luisa Diaz.

Also Present: Risa Levitt, Sunset Point Property Manager

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

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

Homeowners' Open Forum: It was noted that the pool heater does not appear to be working as the water is very cold. It was also noted that the pool needs to be cleaned. An inquiry was made regarding the front entrance and if Annuals will be planted or other landscape improvements made

Financial and Delinquency Reports: Financials for the month ending January 31, 2017 were not available at the time of the meeting. Management to distribute to the Board electronically as soon as detail is made available. It was noted that coupon books have been received and payments are not considered late for the quarter unless received after February 20, 2017.

Property Manager's Report: Management provided revised pricing for sealcoat and asphalt repairs and pricing for Community signs including No Dumping and 1 street sign replacement. It was also noted that the Board may consider switching insurance carriers to Plastring Agency.

Old Business:

Landscape – Gladys reported that the total Palm tree count is 15 as opposed to the 18 included in the proposal from Scenic Landscape. It was also noted that Scenic Landscape should have been trimming the Ficus Hedge per the current contract. Management to request reduced pricing based on 15 Palms and request that the trimming be completed at no charge.

Seal Coat Proposals – Revised pricing from The Paving Lady to include 770 sq of patchwork repair was provided. Gladys to investigate all three vendors before a decision is made.

New Business

Sign Installations – Proofs and cost estimate from Fast Signs was provided. A motion was made by Gladys, seconded and carried unanimously to approve print and installation of 2 No Dumping Signs and 1 Street Sign.

Landscape Proposals – Gladys to send scope to other Board members for review before Managements sends out RFP's to vendors.

Insurance Renewal – Plastridge Agency reviewed the current insurance policies in place. It is noted that there is currently no Umbrella Coverage and the renewal dates are varied between June and July. The Board requested that Plastridge provide package pricing options for review ahead of renewal deadlines.

Board of Director Status – It is noted that one Board member currently remains greater than 90 days in arrears. It is noted that this automatically makes them ineligible to serve on the Board of Directors. Management to send formal notice to Director. Remaining Board members have the right to appoint a new member to fill the vacant slot up until the 2017 election.

Adjournment: A motion was made by Gladys, seconded and carried unanimously to adjourn the meeting at 6:34 pm.

Respectfully submitted,

Risa Levitt
Property Manager
GRS Management Associates, Inc.