

**Sunset Point Homeowners Association, Inc.**  
**Minutes of the Board of Directors Meeting**  
**March 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 6:33 PM, by Gladys Maloy, President.

**Those Present:** Gladys Maloy, Jim Krupa, Sheree Blum.

**Also Present:** Risa Levitt, Sunset Point Property Manager, and Lisa Riddle of GRS Management

**Proof of Notice of Meeting:** Notice of Annual and Board of Directors Meeting mailed to all owners; confirmed by Gladys Maloy.

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

**Homeowners' Open Forum:** questions were raised regarding holding yard sales and guest parking on the street and at the pool. The Board confirmed that overnight parking at the pool is permitted between the hours of 9:00 pm to 9:00 am. It was also noted that overnight and street parking follows the Village of Wellington rules/standards.

**Financial and Delinquency Reports:** Financials for the months ending January 30, 2017 and February 28, 2017 are still pending. These reports will be completed as soon as complete statements with information on the CD held at Bank United are received. Sheree was at the local bank and requested an updated mailing address to GRS Main Office and that a statement be provided.

A recent Aged Summary Report was provided. The Board requested that letters be sent to any accounts with an outstanding balance due above \$500.00. It was also requested that Management research the status of an active payment plan with one of the homeowners.

**Property Manager's Report:** Management noted that a decision on sealcoat and asphalt repairs are still pending. The Board is researching the vendors. It was confirmed that the new heat pump was installed at the pool; board requested a code be implemented so that the temperature cannot be adjusted by residents. Management also confirmed that a new drain was installed in the pool per City Inspection. It was also noted that checks have begun being processed and applied to owner accounts.

**Old Business:**

*Landscape* – Trimming of the Ficus Hedge and all Palm trees completed by Scenic Landscape.

*Seal Coat Proposals* – Decision deferred.

*Landscape Proposals* – Scope still under review with the Board. Gladys to confirm with Management when ready to be sent out to select vendors for bid.

*Insurance Renewal* – The Board requested that agent representative from Plastridge attend the April meeting for Q&A. Management to reach out and coordinate.

**New Business:** Gladys noted that a Candidate Interest Form was submitted by Jack Brownson. With one spot currently vacant, a motion was made by Gladys, seconded by Jim and carried unanimously to appoint Jack Brownson effective immediately.

**Adjournment:** A motion was made by Gladys, seconded and carried unanimously to adjourn the meeting at 6:55 pm.

Respectfully submitted,

Risa Levitt  
Property Manager  
GRS Management Associates, Inc.