

Sunset Point Homeowners Association, Inc.
Minutes of the Board of Directors Meeting
April 11, 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 March meeting 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 – inquiry in to status of neighboring Association and trimming of bordering hedge that is overgrown. Management noted that contact had been initiated by the Lakeshore Association and that the Board President has given indication that they do intend to cut the hedge down.

Financial and Delinquency Reports: Financials for the months ending January 30, 2017 was provided. Management ran Financials reports to show Expenses for month and Year to Date, but complete Financials for the month ending February 28 are not yet available.

It was noted that all bank statements on Operating, Reserve and CD holdings with Bank United have been received by GRS.

Property Manager's Report: Management noted proposals for Asphalt seal coat and repairs are still pending Board Approval. Also still pending is an approved scope of work for bid out to Landscape vendors.

Management reported that the pool deck was recently pressure washed per request of the Board and the Ficus Hedge and Palm trees are trimmed for the year.

Old Business:

Seal Coat Proposals – Management to receive recommendation on All County Paving v. Paving Lady

Landscape Proposals – Scope developed by Gladys and provided to Board members for final review. Will be sent to Management so that proposal requests can be made in time for review at the May meeting.

New Business: Sherrie shared the idea of creating a Community Garden space on open ground space owned by one of the residents in the Community. It was agreed that a good time to begin a project such as this is summer. Sherrie to investigate any necessary notice and

approvals to the Village of Wellington and possible expense to be incurred through the Association.

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.