

THE VILLAS OF
SUNSET GROVE



HOA Meeting Notes

Tuesday, December 15, 2020

6:31 p.m. Called to Order

Attendance/Roll Call

- Trevor
- Kim
- Chuck
- 1 homeowner
- Quorum established – prior minutes approved

Community Report

- No delinquencies; 3 units with liens
- Reviewed financial snapshot

Old Business

- Reviewed non-compliance: 1 trash can out Friday; 2 commercial vehicles; 1 overnight street parking; 1 lawn parking
- Portions of southern HOA fence repaired; 3 panels and 2 posts were replaced by fencing company
- Raintree Village overgrowth into overflow parking reported to lawn service
- Lawn service blew pine needles at the eastern overflow parking area in December; sticks and growth through fence are still there; Kim picked up about ¾ of a bag of trash in eastern overflow parking area a few days after lawn service mowed and blew pine needles
- Discussing looking at contract and contacting lawn company again
- Kim painted over graffiti on all three areas on the wall on Hercules and Sunset Point; wall is in need of repair; there are many cracks
- New insurance company retained for a cheaper premium

New Business

- All 3 board members voted “yes” to approve the budget for 2021 with the 5% increase of dues
- Possible wall repairs needed: wall on Hercules and Sunset Point Rd. has many cracks
- Further fence repairs may be needed: City of Clearwater contacted Kim about Southern wooden fence falling down; looks like it needs one panel and two posts; discussed finding handyman to make repairs

Member Comments

- Member expressed concern about road repair; he suggested that we contact the city of Clearwater because they use the road for garbage trucks and other large trucks
- Trevor volunteered to go onto the city’s website to report the potholes needing to be repaired

6:55 p.m. Meeting Adjourned