



HOA Meeting Notes

6:32 p.m. Called to Order

Attendance

- Trevor
- Kim
- 2 homeowners

Prior minutes approved

Community Report

- 8 delinquencies, 2 liens, 1 foreclosure; present board members voted “yes” to file liens on unpaid units
- Reviewed financial snapshot

Old Business

- *Non-compliance update:* 7 units cited for holiday/decorative lights in carport; 2 units cited for still having trash containers on curb after Tuesday; granted 1 unit an extension to clean up their carport clutter due to extenuating circumstances
- *Perimeter wall repair:* the wall repair is almost done; progress is moving along very well
- *HOA Compliance Tips:* present board members approved content with one minor edit and voted “yes” to post the document on bulletin board and deliver to each homeowner

New Business

- *City Code Hearing:* meeting being held Wednesday, June 26; board president will attend
- *Sunset Grove Condos pool renovation:* shared details of pool closing and re-opening; also shared costs of accessing the pool; all information is posted on HOA website's home page
- *Vandalized stop sign:* decision was made to wait until another order is needed before purchasing a replacement sign, as the company is in Jacksonville
- *Hurricane season preparations:* discussed how now is the time to prepare; next year, this reminder will be moved to April because state sales tax savings is in June

Member Comments

- Homeowner concern about pot hole in the middle of Sunset Grove Lane near all four stop signs because it's getting bigger; board discussed waiting until August/September when rain lets up to fix it, but if it gets any worse, they will have a handyman go out and repair it
- Homeowner is friends with another homeowner whose backyard fence is leaning; board will work with them to discuss fixing it
- Homeowner thanked the board for putting up meeting reminder signs in bulletin board; also discussed getting nicer signs to put out before each meeting; board will continue to put out signs before meetings

6:55 p.m. Meeting Adjourned