

**SUN LAKES VILLAS 46A HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTOR'S MEETING MINUTES  
May 22, 2018**

President Richard von Barandy called the meeting to order at 4:30PM. The meeting was held in the Oakwood Clubhouse Bradford room. Board members present included Mr. von Barandy, Susan Carew, Secretary/Treasurer, and Ron Betti and Julie Anderson, Members at Large. Mike Meyer, Vice President, was absent.

Craig Paddock, Maintenance Manager, Doug Anderson, Landscape Manager, and Bob Deken, Accountant, were also present.

A quorum was reached.

**INTRODUCTION OF BOARD & STAFF:** The Board members and staff were introduced by Mr. von Barandy.

**INTRODUCTION OF NEW OWNERS:** Mr. Hugh Seavers introduced himself and his wife.

**APPROVAL OF MINUTES:** Mr. von Barandy made a motion to approve the February 19, 2018 meeting minutes as submitted; Ms. Carew was the second and the motion was unanimously passed.

**FINANCIAL REPORTS – April 2018:** Mr. Deken reported the operating cash as \$70,715.00, the reserve CD funds as \$168,153.00, and the money market reserve as \$61,417.00. Six homeowners were in arrears; most have paid during the first part of May. Lawn maintenance and roofing are under budget. Mr. Deken is concerned that sellers are not receiving proper credit at closing; owners should choose a local title company that knows how the Villas are managed.

**MAINTENANCE MANAGER'S REPORT:** Mr. Paddock said:

- More maintenance requests have been received in April than typically for the whole year.
- He is looking for a concrete contractor to repair a driveway that was damaged.
- Fascia repairs and stucco repairs are ongoing.
- Mailboxes will be painted within the next week then the utility boxes will be painted.

**LANDSCAPE MANAGER'S REPORT:** Mr. Anderson reported:

- ✓ Trimming work has been completed.
- ✓ The turf is in good shape. Rye grass will die off and fertilizer will be applied to help the Bermuda get started.
- ✓ Some specific drip lines have been repaired.
- ✓ Trees that hang over roofs will be trimmed.
- ✓ All work requests have been addressed.

**OLD BUSINESS**

ARTICLES OF INCORPORATION Section VII – The change from a three-year term to a two-year term for Board members was unanimously approved at the last meeting. This was done in order to encourage more homeowners to run for the Board of Directors.

**NEW BUSINESS**

**TRASH & RECYCLING CONTRACT** – The contract with the new company is still in the process of being signed. Service is scheduled to start July1st. There will be a schedule posted for changing out containers and a schedule for snowbirds to do the same later in the year. Homeowners will be able to sign up on the Villas website. So far only eight homeowners have signed up for recycling. Ms. Anderson made a motion that those who choose recycling have to have a SurePay account. Mr. Betti was the second to the motion and it was unanimously passed.

**EMAIL CHANGE** – The Villas email provider was changed last September to Constant Contact. The change allowed for better, more interesting service. Mr. Betti made a motion to add the cost of the yearly contract with Constant Contact, \$263.00, into the 2019 budget. Ms. Anderson was the second to the motion and it was unanimously passed.

**WEBSITE UPGRADE** – Ms. Anderson made a motion to upgrade the Villas website to professional level in order to add a search engine feature. Mr. Betti was the second to the motion and it was unanimously passed.

**INSTALLATION OF BOARD MEMBERS** – Currently there is a gap of three months between when Board members are elected and when they take office. Ms. Carew will review the governing documents regarding changing this to eliminate the gap. Action on this item will be taken at the August BOD meeting.

**COMMENTS**

Karen Kenyon asked if there are any street captains besides her. Mr. von Barandy agreed this was a good program and said he would put out information in order to gain volunteers.

Ron Leimer asked if the size of the trash container will change. Mr. von Barandy said they will be 36 gallons; recycling containers will be the same size. If homeowners do not want a new container they do not have to get one.

**ADJOURNMENT:** Mr. von Barandy called for adjournment. The meeting concluded at 5:20PM. The next meeting will be held on August 21, 2018.

Transcribed by  
Karen Jorgensen

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Secretary

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Date