

Minutes Draft to release in August
SUNSHINE ACRES PROPERTY OWNERS’
ASSOCIATION
BOARD MEETING MINUTES, DRAFT PENDING
APPROVE IN AUGUST, 2022

FRIDAY, JULY 8, 2022

7:00 PM GARDINER COMMUNITY CENTER

1. The meeting was called to order by Kathleen Keehn,
President at 7:15

2. OLD BUSINESS

- APPROVAL OF MINUTES: June, 2022 BOARD MEETING Minutes - Annemarie moved to accept and Tom seconded, all in favor
- TREASURER’S REPORT & DELINQUENCY REPORT UPDATE Kathleen moved to approve; Jacqueline seconded; all in favor

AS OF JUNE 30, 2022, see written report from Annemarie Montera, Treasurer – Tom moved to accept; Kathleen seconded; all in favor

Taxes are over the 10% allowance and include passed years payments, penalties caused SAPOA to go over budget due to 3 years of taxes not being filed; Delinquencies sit at 25 members 6.19%

Discussion: Kaye asked about the taxes going over 10% and Architectural reprehensive budget

increase was \$300 to assist Plats with mailing to elect representative if needed. Dues will not need to be increased this year; we have plenty in reserve to cover expenses. Insurance costs are expected to go up, this may drive expenses going forward.

BALLOTS NEED TO GO OUT July 15th and be returned by August 20, 2022. Ballot counting will be held August 26 from 7-9pm at the Gardiner Community Center (lower level).

- COMMON PROPERTIES REPORT -
KATHLEEN KEEHN, PRESIDENT/TOM
POWELL, VICE PRESIDENT
 - MBR KEYS UPDATE – locks and keys still not available. Current schedule for key direct exchanges/new purchases/replacements at cost. keys will be a trade with no cost, if residents can not be presented the \$10 for keys can be added to the dues. Checks are preferred.
 - Airport Days on August 13 – 10am-1pm
 - August 20 – 10am-Noon
 - Aug 27 12-2pm.
 - Volunteers needed to be the “keeper of the keys”.
 - Kathleen reported damage was done to several ditches by the Cable Company during recent cable installations. They have subcontractor changes and reported verbally they will fix issues when the new contractor is set up.

Kathleen offered to take names of people who feel their ditches have been affected.

Residents are encouraged to contact the Cable Company directly to report their concerns.

SAPOA is not responsible for individual properties, SAPOA is responsible to manage common property, Kathleen is offering taking names as a community member, not in her capacity as President of SAPOA.

3. NEW BUSINESS:

- DISCUSSION ABOUT ENCOURAGEMENT OF PLAT MEETINGS (COVENANTS & ARCHITECTURAL REPS) – SAPOA Board members continue to encourage each Plat to get architectural representatives identified and names given to the SAPOA Architectural Representative, Tom Powell, asap. SAPOA has received a letter from a local Architect requesting the Plat Convenance be clarified and updated to current standards – each Plat will be given a copy of the letter with the name redacted. Specifically, building height; setbacks; Lot vs. addresses and “standard building practices” are confusing. Suggestion was to add an addendum to define definitions. Standard Building practices were discussed, the responsibility remains with the Plats. Owners should not be on the Plat architectural committee. Plats are encouraged to have relationships with their neighbors and update their Convenance. SAPOA manages common properties. If we are going to be

an owner operated association, members need to update their own Plat convenance.

- UPDATE OF BY LAWS COMMITTEE MEETINGS – A committee has been working through updates to the Bylaws which is ongoing with monthly meetings. Revisions will be presented to membership for consideration and not expenses are being accrued by this volunteer committee.

4. OTHER ITEMS: All are welcome to Airport Day August 13th static aircraft and car displays; food and soft drinks/water for purchase, a fun time for all.

ADJOURNMENT Annemarie moved to adjourn at 8:26; and Tom seconded .