

**Meeting Minutes**  
**SUNSHINE ACRES PROPERTY OWNER'S ASSOCIATION**  
**BOARD MEETING**

**Saturday, January 7, 2023**

**10:00am GARDINER COMMUNITY CENTER**

- 1. CALL TO ORDER at 10:08 by Kathleen Keehn, President**
- 2. ELECTION OF AND INSTALLATION OF NEW OFFICERS FOR 2023 WORK YEAR, no volunteers came forward so the current Board will roll over into 2023. We need to find new volunteers and start cross training for next year's Board of Directors.**
  - a. President - Kathleen Keehn was nominated by Annemarie and seconded by Jacqueline, all in favor**
  - b. Treasured – Annemarie Montera was nominated by Kathleen and seconded by Jacqueline, all in favor**
  - c. Secretary– Kaye was nominated by Kathleen and seconded by Annemarie, all in favor**
  - d. Vice President – Tom**
  - e. At Large - Jacqueline**
- 3. OLD BUSINESS**
  - APPROVAL OF MINUTES: SEPTEMBER 9, 2022 BOARD MEETING, Jacqueline moved to approve, seconded by Kathleen, all in favor.**
  - TREASURER'S REPORT - ANNEMARIE MONTERA, TREASURER**
    - Federal Taxes were submitted December 31<sup>st</sup> and paid on line.**
    - See Reports as of December 31, 2022**
    - Delinquency report updated as of December 31, 2022 – 68 Owners are currently delinquent**
  - COMMON PROPERTIES REPORT - KATHLEEN KEEHN, PRESIDENT/TOM POWELL, VICE PRESIDENT**
    - MBR CLOSER AND MAINTENANCE – MBR closed for the season, work parties will be called for MBR and the retention pond.**

#### **4. NEW BUSINESS:**

- **Discussed the April general meeting topics list**
  - Paperless request to all residents to provide your email to help us save money.
  - Architectural reps needed for each plat. Break into plat for groups meeting to document nominations for their Plat Representatives. SAPOA will assist with guidance for conducting a ballot and voting within the Plat.
  - Dues increase discussion, we will need to watch insurance costs to determine if we need to increase dues.
  - Plats need to update their Plat Convenance to prevent potential law suites and keep property values stable.
  - Bylaw re-write review; members are going to be canvassing neighbors randomly to get feedback from residents on major changes to the bylaws.
- **2023 CALENDAR DISCUSSION AND ASSIGNMENT TO WORK WITH GCC ON DATES FOR MEETINGS** – the calendar was reviewed and the Board decided to conduct Board meetings 4 times per year with 2 general meetings.
- **DISCUSSION ABOUT DUES IDEAS** – SAPOA may have to increase dues to cover the rising cost of insurance and paper mailings. We have squeezed our budget at much as we can.
- **We will conduct a big push to canvas members about Bylaw changes.** Bylaw changes are being summarized and will be posted to our website. Discussion about canvassing randomly to increase awareness of changes to be surer of passage in before incurring mailing costs for changes that will not pass. **We will need to solicit volunteers for this canvassing.**
- **DISCUSSION ABOUT FINANCIAL COMMITTEE NEED** – We need committee members to volunteer due to possibility of Annemarie moving.

#### **5. OTHER ITEMS: None**

**ADJOURNMENT** Annemarie moved to close the meeting at 11:30, seconded by Kathleen.