

**SUNSHINE ACRES PROPERTY OWNER'S ASSOCIATION
BOARD MEETING MINUTES**

FRIDAY, MARCH 10, 2023

7:00 PM GARDINER COMMUNITY CENTER

1. CALL TO ORDER - 7:15pm

IN PERSON ATTENDANCE: KATHLEEN KEEHN, PRESIDENT, TOM POWELL, VICE PRESIDENT, ANNEMARIE MONTERA, TREASURER, AND JACQUELENE PETERSON, MEMBER AT LARGE.

MEMBERS: COLLETTE MILLER

2. OLD BUSINESS

APPROVAL OF MINUTES: JANUARY 7, 2023 BOARD MEETING – KATHLEEN MOVED FOR APPROVAL AND JACQUELENE SECONDED. APPROVED.

- **TREASURER'S REPORT – REPORT AND REPORTS ATTACHED**
- **COMMON PROPERTIES REPORT**
KATHLEEN KEEHN, PRESIDENT/TOM POWELL, VICE PRESIDENT
 - **CLEANUP OF MBR ROAD WAS COMPLETED**
 - **KATHLEEN AS PUT BAKING SODA ON THE MOSS**
 - **MIKE WILLIAMS WILL BE THE MBR KEY MANAGER**
 - **APRIL 1ST IS THE PROJECTED ROAD RE-OPENING**
- **BY LAWS UPDATE: BY LAWS COMMITTEE WILL HEAD UP A CANVAS OF MEMBERS VIA A QUESTIONNAIRE ABOUT THE PROPOSED CHANGES TO THE BY LAWS TO ASSURE THAT WE HAVE A CONSENSUS ON THE CHANGES THAT NEED TO BE MADE. VOLUNTEERS WILL BE SOLICITED TO GO WITH COMMITTEE MEMBERS TO GET INPUT AND TO HELP PLATS SOLICATE ARCHITECTURAL REPRESENTATIVE SUPPORT**

3. NEW BUSINESS:

- **DISCUSS THE APRIL GENERAL MEETING AGENDA**
 - **SOCIAL HOUR FROM NOON – 1PM**
 - **BUISNESS MEETING TO BEGIN AT 1PM**
 - **BUSINESS PRESENTATIONS (MINUTES FOR 4/16/22 GENERAL MEETING, TREASURER'S REPORT OF CURRENT FINANCIAL CONDITIONS, PRESENT AND**

**GET APPROVAL FOR THE AUDIT REVIEW FOR FISCAL
YEAR 2021-2022**

- **BREAKING INTO PLATS FOR DISCUSSIONS ABOUT COVENANTS AND ARCHITECTURAL REPS**

4. OTHER ITEMS:

- **COLLETTE MILLER PRESENTED A LIST OF SIGNATURES TO BECOME THE INDUSTRIAL PLAT ARCHITECTURAL REPRESENTATIVE. ANNEMARIE WILL VERIFY SIGNATURES FOR HER TO KNOW HOW MANY MORE SIGNATURES SHE NEEDS AND TO SIGNATURES ARE VALID OWNERS. SHE WILL FOLLOW-UP WITH COLLETTE AND KATHLEEN WHEN THAT IS COMPLETED**
- **DISCUSSION ABOUT THE DESPERATE NEED FOR ARCHITECTURAL REPRESENTATIVES FOR EACH PLAT AND ENCOURAGEMENT OF CHANGES TO THE COVENANTS BY THE PLAT OWNERS.**
- **DEFINITIONS OF WORDING IS OF UTMOST IMPORTANT SO ALL OWNERS KNOW THE INTENT OF AND DESCRIPTION OF RULES. ALL PLATS WILL NEED TO GET 65% OF ALL OWNERS OF THE LOTS IN THEIR PLAT (1 VOTE PER LOT OWNED). INDUSTRIAL PLAT MAY HAVE AN ISSUE AS THE PLAT IS DIVIDED INTO TWO USES AND THEY NEED TO BE COMBINED UNDER ONE SET OF COVENANTS THAT ADDRESS EACH LOT DESCRIPTION**

5. ADJOURNMENT

BOARD MOVED TO ADJOURN AT 8:20PM BY ANNEMARIE AND SECONDED BY TOM PASSING UNANIMOUSLY.

BOARD WENT INTO AN EXECUTIVE MEETING TO ADDRESS A MEMBER CORRESPONDENCE.