

MINUTES OF SUNSET BAY PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday December 7, 2022

Call to order: A Board of Directors meeting of the Sunset Bay Property Owners Association was held in person on Wednesday December 7, 2022 at 6pm.

The following were in attendance:

President	Matt Ocker
Vice President	Lori O'Riley
Treasurer	Betty Cook
Secretary	Lauren Segovia-Brown
	Louis Christa (missed meeting)

The meeting was called to order by the President Matt Ocker and convened at 6:05pm. A quorum was established.

Items from Board members:

Discussion about culvert at Duckhaven drive entrance and that the county cleaned it out. Matt would like to ask the county to require a permanent culvert before construction begins. Lauren indicated she knows Bubba Casterline well and will have this discussion with him. Also, she will ask him to have the clogged culvert at Dockside & Sunrise looked at and cleaned out.

Construction Policy:

All board members have reviewed the construction policy and generally agreed. The changes suggested by Louis were reviewed and most made. Additional changes were made to the background, section of the policy.

A vote was taken on adopting the policy as revised.

It passed with a unanimous vote of 4-0. Once revised it will be posted on the Webpage under policies.

Return deposit of Tim Friscia, 205 Sunrise:

Discussion was around the time elapsed since the construction began at 205 Sunrise. As of December 2022, the home is still not complete and no driveway has been installed.

Therefore, the construction time has exceeded 2 years as of this date.

The board agreed unanimously that the \$1000 construction deposit would not be returned.

Matt will contact Nikki to determine if the previous board told Mr. Friscia that he would get this refund before creating an e-mail to Mr. Friscia. The email will outline that the property is not complete, that he no longer owns it, which is a problem, and that no refund will be forthcoming.

Meeting was adjourned at approximately 7:35 pm

Betty Cook - Treasurer