

MINUTES OF SUNSET BAY PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
Wednesday November 2, 2022
Meeting Minutes

Call to order: A Board of Directors meeting of the Sunset Bay Property Owners Association was held in person on Wednesday November 2, 2022 at 6pm.

The following were in attendance:

President	Matt Ocker
Vice President	Lori O'Riley
Treasurer	Betty Cook
Secretary	Lauren Segovia-Brown (missed mtg due to sickness in family)
	Louis Christa

The meeting was called to order by the President Matt Ocker and convened at 6:03pm. A quorum was established.

Items from Board members:

Betty went over the bank balances and discussed the most recent 3rd Quarter 2022 financial statements sent by Johnson & Creekmore. It was balanced to the Quickbooks with the exception of the October payments and checks. Current payment for property taxes and mowing were reviewed and checks signed.

Insurance for BoD is due. Matt will complete the form and send it in. Quote will come after that. Payment due by December 31, 2022.

Louis Christa was in attendance and has agreed to serve as Vice President at Large. Betty Cook made a motion to nominate Louis as VP and it was seconded by Lori O'Riley. The vote was unanimous and Louis was appointed as VP at Large for Sunset Bay POA board.

Louis asked that Matt send an email of everyone on the Board and ACC of with email addresses and phones numbers. Matt agreed to do that.

Mr. Cabellos at 144 Sunrise Home Application

The agenda was rearranged and Mr. Cabellos home application was discussed. He submitted an email indicating his changes and a new exterior elevation drawing showing lap siding. It was discussed within the ACC committee and board and he was given approval to move forward with his plans.

Recent communication with Mr. Clubb (110 Sunrise Dr)

Andy Clubb submitted a 1 page request dated 9/29/22 to put a new garage on his property with an attached bar code to scan to see the garage. Several board members met with the new ACC committee to review the application. As discussed during the meeting a significant amount of information was missing regarding material, location, drainage and windstorm therefore the application was rejected by the ACC. The Board sent a reply dated October 17, 2022 to Mr. Clubb rejecting the application and provided the required information necessary before the ACC would approve the request. Mr. Clubb replied to the email 10/27/22 indicating he was not happy with the rejection, wanted to know the

names of the new ACC committee and he indicated he would proceed with his plan if he did not get assurance the ACC had completed the review.

This was discussed with the ACC prior to the board meeting and Matt indicated he would draft an additional email/letter and answer Mr. Clubb's concerns. All agreed, and all will complete a review of the letter this coming week. (sent to Mr. Clubb 11/4/2022)

Policy Review/Amend/Adoption/Repeal

Board adopted ACC responsibilities and a checklist for the committee. We want to add pictures and diagrams to webpage.

Detached Structure Policy - Went through and agreed to changes that will be made and reviewed before posting the update.

Pier Policy – No changes at this time but we want to look at and possibly change the current lock.

Pond & Pool Policy – This policy will be deleted from the webpage at this time as this type of land usage is not outlined in the CCR's.

Vehicle, Equipment and Machinery Policy - There was significant discussion on this policy for and against. Concerns were commercial vehicles, large equipment and legal implications of trying to police a policy of this nature.

After much discussion, the Board agreed to delete this policy.

The Board made significant progress on Policies but was unable to cover all during this meeting. Remaining items will be addressed during next meeting.

Meeting was adjourned at 8:20pm

Betty Cook - Treasurer