

**MINUTES OF PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.**  
**Board of Directors Regular Meeting**  
**Wednesday, November 1, 2023**  
[www.sunsetbaypoa.org](http://www.sunsetbaypoa.org)

A Board of Directors meeting of the Property Owners Association of Sunset Bay, Inc. was held Wednesday, November 1, 2023 at the home of Matt Ocker (208 Duckhaven Drive). The meeting was called to order by current President, Matt Ocker, at 6 pm.

A quorum was established. Directors in attendance were Matt Ocker, Betty Cook and Louis Christa (by phone). Directors absent were Lauren Segovia-Brown and Mahdy El-Fil.

Others present were: member Debbie Payne

The board approved via text on October 20, 2023, to settle and pay an outstanding legal bill for \$5,753 incurred in 2020 by the then board regarding the Castaneda home.

Open board member discussion included:

Clarification was made that short term rentals are not specifically denied in the Sunset Bay Covenants, Conditions and Restrictions (CCR's); however, the CCR's do define that all occupants must be "family".

Debbie Payne addressed the board and a discussion followed. The Paynes will be starting construction of their new home and wanted to be sure to have all bases covered.

Treasurer, Betty Cook, reported that no material changes have occurred since the Annual Meeting. The above approved legal bill has been paid.

Several of the CCR violations have been remedied including those at 115 Dockside, 205 Sunrise Drive, 117 Sunrise Drive and 214 Sunrise Drive.

108 Duckhaven continues to be in violation for lack of culvert and driveway. A monthly fine is being assessed.

Betty Cook provided a current list of homeowners to the board.

An email is to be sent to previous board president, Debbie Ortiz, to get access the the POA facebook page.

Discussion was held regarding posting agendas in the future and other rules needed.

Louis Christa will work on setting up a group mailing list which will allow the board to better communicate with all members.

Meeting adjourned at 7:31 pm.

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Louis Christa, Secretary