

**MINUTES OF PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.**  
**Board of Directors Regular Meeting**  
**Wednesday, September 6, 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, September 6, 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. Directors absent were Lauren Segovia-Brown and Mahdy El-Fil.

The officers for this year as elected by the directors in attendance are:

President	Matt Ocker
Vice President	Lauren Segovia-Brown
Vice President at Large	Mahdy El-Fil
Secretary	Louis Christa
Treasurer	Betty Cook

Open board member discussion included:

Update that the power washing and staining of the pier will occur during the last half of September. Thirty gallons of stain has been purchased for \$1,327. Subcontractor has been scheduled. The pier will be unavailable for homeowner use for approximately one week for this process.

Matt reported that he replaced two of the fishing light brackets on the pier and will replace the other two when weather cools. Replacing rusting screws with stainless at the pier was also discussed.

It was also mentioned that a rash of sales in the community had occurred recently including 2 home sales and 5 lot sales.

The lights at the entries have been installed and look great.

Treasurer reported that no material changes have occurred since the Annual Meeting. The Board discussed and approved for \$100,000 of funds be moved into a Certificate of Deposit at Prosperity Bank for approximately seven months at 5%. Final terms/rate to be determined at time of transaction. Treasurer, Betty Cook, was assigned as the signatory for the Certificate of Deposit.

Signature cards at the Bank will be updated with the following names: Matt Ocker, President; Louis Christa, Secretary; and Betty Cook, Treasurer. Checks require signatures of two of these three.

Discussion was held regarding the existing ACC Committee. One committee member remains in violation of the Sunset Bay CCR's and will be replaced on the committee by a homeowner to be determined. Anyone interested please contact Matt Ocker.

There are currently several ACC violations. The Board discussed and decided on next steps for each. In addition, Board round tabled about better defining items in the CCR's and policies such as what does "temporary" mean. A fine schedule like the fee schedule was also mentioned as a possibility in the future. These items will be discussed in more detail next meeting.

Comments from the most recent Annual Meeting included: speakers gave great information; turnout was average and need ways to get more involvement from owners.

The Sunset Bay website needs updating including a refresh and updated information. The Board will review and discuss at the next meeting.

Meeting adjourned at approximately 7:30 pm.



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Louis Christa, Secretary