

MINUTES OF PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.
Board of Directors Regular Meeting
Wednesday, January 17, 2024
www.sunsetbaypoa.org

A Board of Directors meeting of the Property Owners Association of Sunset Bay, Inc. was held Wednesday, January 17, 2024 at the home of Matt Ocker (208 Duckhaven Drive). The meeting was called to order by current President, Matt Ocker, at 7:06 pm.

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

Also in attendance were Architectural Control Committee members Dave Hargraves and Stacy Manlove.

No comments were given for the agenda item ITEMS FROM BOARD MEMBERS.

Treasurer, Betty Cook, presented the financial report. The POA has approximately \$11,000 in checking, \$30,000 in savings and \$100,000 in a CD. Attached are copies of the December 31, 2023 bank statements.

Violations of the Covenants, Conditions and Restrictions (CCR's) of Sunset Bay were noted and discussed including:

108 Duckhaven Drive is paying monthly penalties of \$200 but are not remedying their culvert and driveway violations.

209 Sunrise Drive appears to be in violation of the CCR's with a separate living quarters. Discussion was held and letter to be sent.

212 Duckhaven Drive unapproved room addition was discussed and letter to be sent.

New ACC submissions were discussed next:

129 Sunrise Drive – new stilt home construction not meeting guidelines is not approved.

221 Duckhaven Drive – request for separate residential building is not approved.

We will work with both members to re-submit applications that can be approved.

Finally, discussion was held regarding short term rental requirements. No action was taken.

Meeting adjourned at approximately 8:14 pm.

Louis Christa, Secretary