

MINUTES OF PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.

Board of Directors Regular Meeting

Wednesday, December 4, 2024

www.sunsetbaypoa.org

A Board of Directors meeting of the Property Owners Association of Sunset Bay, Inc. was held Wednesday, December 4, 2024 at the home of Matt Ocker (208 Duckhaven). The meeting was called to order by current President, Matt Ocker, at 6:00 pm.

A quorum was established. Directors in attendance were Matt Ocker, Betty Cook, Debbie Payne and Sandra (Susie) Seidensticker. Director absent was Gary Sequeira.

Also in attendance were Melissa and James Warren.

Call in phone line was opened. No Callers. Call in line ended at 6:18.

1. ITEMS FROM BOARD MEMBERS: There were no comments for the agenda item.

2. MEMBER COMMENTS: Melissa Warren noted that the Board did not post her personal notes from the Annual Meeting that she asked to be added to Minutes again. The board denied the request, stating disagreement with the interpretation of the situation.

3. TREASURER'S REPORT: Betty Cook, presented the financial reports. The POA has \$6,800 in checking, \$45,250.21 in Savings and \$105,930 in a CD. the CD rolled over on November 28, 2024. It was a 7 month CD.

4. UPDATE ON ACC SUBMISSIONS: Simon Gao was denied by the ACC and was given the opportunity to avail himself of a hearing before the board to appeal the decision. Andelkovich property, culvert and septic has been approved and he can commence.

5. DISCUSSION AND POSSIBLE ACTION FOR THE LEVY OF FINES FOR CCR VIOLATIONS: 108 Duckhaven, send email requesting appearance for hearing to discuss escalation of fines and seek legal advice.

6. POSSIBLE UPDATE ON LEGAL MATTERS: The Board adjourned into Executive Session to hold this discussion

Meeting was adjourned at 6:45 pm.

Deborah Payne, Secretary _____

Matt Ocker, President _____