

MINUTES OF PROPERTY OWNERS ASSOCIATION OF SUNSET BAY, INC.
Board of Directors Regular Meeting
Thursday, May 8, 2025
www.sunsetbaypoa.org

A Board of Directors meeting of the Property Owners Association of Sunset Bay, Inc. was held Thursday, May 8, 2025 at the home of Matt Ocker (208 Duckhaven). The meeting was called to order by POA Board President Matt Ocker at 6:31 pm.

A quorum was established at the start of the Meeting, with the following Board Members in attendance:

Betty Cook
Matt Ocker
Susie Seidensticker (via teleconference)

One Member joined via teleconference:

Debbie Payne

1. ITEMS FROM BOARD MEMBERS – nothing was offered.
2. MEMBER COMMENTS – Mrs. Payne asked if it was currently raining, and relayed that her garage doors had recently been installed. She had previously been encountering raccoon problems. Mrs. Payne said she expects to be moving into her new home around the end of July/first of August. Betty mentioned the owner at 214 Sunrise has added additional form boards to raise the slab grade finish level. Matt explained that he spoke with the owner about the required elevation, and he brought in additional dirt.
3. Treasurer's Report – Betty Cook
April Beginning Balance: \$44,000 Checking and \$25,366 Savings
April Ending Balance: \$47,502 Checking and \$25,389 Savings and \$105,903 CD, maturing 06/28/25

Betty now has a new computer, and is hopeful she will gain scanning function, so as to ease the relay of documents to the accountant.

Outstanding maintenance fees = 14.

Betty relayed that some Members are not aware of the late fees that attach after fees are significantly past due.

4 Members still owe late fees.

1 Member is on a payment plan.

4. Possible new Board Member – Betty said she spoke with Ashley Clubb, who expressed a willingness to serve on the Board. Betty said she wanted to clear up an issue with a patio enclosure at her home.
Betty asked for a discussion regarding Ashley.

Matt asked Susie if she remembered Ashley from the Annual Meeting, and Susie did. Matt said that the act of running for a position at the Annual Meeting is indicative of a desire to serve on the Board, and that he thought that was a good place to start when there was a Board vacancy.

Matt said he had no objections to Ashley being seated as a Board Member. Susie echoed same. Betty relayed that Ashley's husband Andy had previously served on the Board.

Mrs. Payne asked about the detached structure at 208 Sunrise, inquiring when the construction would be completed. Matt said he plans to reach out to the Member. Betty asked that the correspondence include a message that the entire structure will require paint that matches the home.


Matt said he has not been as active as he normally is, due to an increased workload.

The Meeting was adjourned at 6:49pm.

Minutes prepared by Board President Matt Ocker



Matt Ocker, Board Chairman



Ashley Clubb, Board Secretary