

**SUNSET PLACE-CAPRI HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S MEETING
May 22, 2023
Open Session**

BOARD MEMBERS PRESENT:

John Darroch	President
Julieta Thomas	Vice President
Linda Romine	Secretary
David Hall	Treasurer

ALSO PRESENT:

Alina Gonzalez Lindsay Management Services
Five homeowners via Zoom

CALL TO ORDER:

The Meeting was called to order at 6:39 P.M. and was held in the LMS conference room and via Zoom.

APPROVAL OF THE MEETING MINUTES:

Upon motion made, seconded, and unanimously carried the Board **approved** the meeting minutes of May 1, 2023 as submitted.

TREASURER'S REPORT

Financial Statements:

The Board reviewed the April 2023 financials. Management noted that they would speak with accounting about properly categorizing the fine line item, so it lists fines assessed versus fines collected.

Upon motion made, seconded, and unanimously carried the Board **did not approve** the April 2023 financials.

Note: Management is to send the budget cover letter to the Board to add verbiage.

MANAGEMENT REPORT

The Board reviewed the management report. No action required.

UNFINISHED BUSINESS

Hillside Wall Discussion:

Board member John will reach out to Scott with Vista 5 to see if he can rebid the job since we received a proposal from Building Legacy, and it was almost the same as Vista 5's pricing. If Vista 5 will bid to match or come in lesser, the Board will approve the proposal and give the job to Vista 5. Pending.

NEW BUSINESS

Homeowner Correspondence:

Nothing currently.

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LANDSCAPE

Landscape Committee Chairperson, Linda went over some landscape items including, sprinkler issues, removal/ trim back of bird of paradises & roses along the Hillside wall and verified that Andenes is still doing weed control.

There was a comment from the owners of 4721 Telescope that there is a drain that needs to be inspected as it's filled with dirt. This will need to be determined if it's HOA responsibility. Andenes and Nico will need to review the area.

ARCHITECTURAL

Approval Letters: The Board reviewed approval letters. Nothing required.

Architectural Application for 4570 Sea Bluff Circle:

Upon motion made, seconded, and unanimously carried, the Board **approved** this application as submitted.

Architectural Application for 4721 Telescope:

Upon motion made, seconded, and unanimously carried, the Board **approved** the application as submitted with one note.


The Board strongly encourages the owners to select another tree species as queen palms are invasive. If they are looking for privacy, to ask their landscapers to go over shrub types or other trees that will go with their landscape theme. Also, the owners are to have this project started within 30 days, by July 1st.

OPEN FORUM:

Items discussed included the following: Hillside wall update and an owner addressed their violation.

ADJOURNMENT:

There being no further business to discuss, the open meeting adjourned at 7:50 p.m.



Board Member

6/26/23
Date