

## November 18<sup>th</sup> Board of Directors Meeting Minutes

President Fred Smith begins the meeting.

Commentary Period:

- One resident brought up the collection procedure on late SLOA homeowners dues. The board can file for a foreclosure and a resident would prefer actions of increasing the dues on the late payments after 3 or 6 months. Fred mentions we currently have \$2,800.00 accrued in delinquencies.
- A resident is concerned about the current planned placement of the CERT Box in the Tennis courts.
  - Behind the courts there is no signal for radios.
  - When the box is all set there is a HAM radio for emergency services. It will function best at the highest point in Sunland.
  - The Red Cross has and or is approving the golf course as a shelter area. Supplies from the Red Cross can be stored in the container so having it close is beneficial.
  - The box needs to be placed in a spot where the residents would gather the most to benefit as many people as possible as quickly as possible.

Fred Smith Calls meeting to order.

Motion to approve meeting minutes.

Approved by all members present.

- Fred Smith invites and welcomes James Castelle of Castelle Insurance to discuss the RV lot.
  - SLOA declares they are asking for purposes of liability regarding incidents in the RV lot. James informs the board that most insurance companies will not insure the RV lot as they are requesting. There is a difference between Interest and Insured, interest refers to whom the checks are payable to settle the debt, and insurance refers to a company giving coverage on someone's behalf. Interest also deals with property, while SLOA wants liability insurance.

Motion to eliminate the following line: Furthermore, that the insurance policy will name SLOA as an additional insured entity.

Approved by all members present.

Committee Reports:

- Landscape: 143 Emerald Dr has tree removal and a new roof approved, but work isn't being done. Both front and back yards are in complete disarray. Trees need to be trimmed over county roads to provide view around the driveway.

Motion to send a letter to 143 Emerald Dr giving him until January 1<sup>st</sup> to complete the tree removal and clean the yards. Should he not complete these tasks on time, SLOA will fine him \$150.00 every month until it is complete starting January 1<sup>st</sup>.

Approved by all members present.

Old Business:

- Deer Committee:
  - There are safety concerns with the deer attacking residents as they have been, and when the herd reaches a tipping point their health will decline, making it difficult to control the size of the herd.
  - 5 members of the board will go through volunteers to create the deer committee to work with the city and state regarding management of the deer. The board will endeavor to make the committee as even as possible regarding treatment of the deer.
- CERT Container:
  - Placement of the container is discussed. Foursome Association realtor vetoed placement on the driveway. Other parking lots are discussed along with the tennis courts and by the entrance to Sunland off of Taylor Blvd.

Motion to table placement of CERT Container until Phil Merlin speaks to Alan.

Approved by all members present.

New Business:

- Garden Area:
  - Fred Smith sent out an email regarding a garden area. Only 17 responses came in out of 937 residents. Garden area is put on hold due to current lack of responses.
- Pest Control:
  - Haven Trapping is working on a rat infestation on Fairway Dr. Suggested course of action is to have Haven Trapping set up a 6-month drill where they trap rats and create an online map to show current hotspots of where the rats are to create focus areas to trap the most rats.

Motion to pay for the 6-month Haven Trapping Drill.

Approved by all members present.

Motion to adjourn.

Approved by all members present.