

Monthly Sutton Place of Tampa HOA Board Meeting

Tuesday, April 20, 2021

Meeting conducted online via Zoom due to weather, called to order at 6:30 PM. Quorum was established. Proof of Notice posted.
5 non-board residents attended.

Old Business

Painting Status: The last four buildings are being painted. Next will be the clubhouse, then unit lanais, then the perimeter wall (order to be confirmed). A motion was made and approved to use Classic French Gray for the perimeter walls. The perimeter wall that is contained and only visible within an owner's fenced back area will not be painted.

Amendments: The 2 Amendments being re-considered, name change and rental terms, need to be reviewed and corrected/approved so they can be distributed to the unit owners for signature.

Irrigation: Some repairs have been made, but there are still complaints about the irrigation not working properly. Ameri-Tech has not received the zone maps from the vendor, nor been present for the monthly inspection. Ameri-Tech will follow up with vendor. We will also start investigating other vendors, possibly in conjunction with a new lawn service.

9821 Blue Sage Garage: Temporary repairs were made but these do not meet HOA standards. Ameri-Tech to follow up with our Attorney to determine next steps.

9816 Brownstone Garage: Ameri-Tech to get recommendation from our Attorney on how to proceed. Foreclosure is an option.

Camera Trial: The trail camera has not been installed near the Brownstone dumpster.

Painting Club House: Painting quotes will be requested for the club house and restrooms.

New Business

Lawn Service: Lawn service quality has deteriorated since our vendor, FLC, was bought out. We will begin soliciting other vendors. We need lawn maintenance, fertilization, tree trimming, and irrigation and it may require multiple vendors. We should solicit quotes from at least 3 other companies.

Landscape Overhaul: We should wait until the irrigation system is working properly and we have a new lawn service vendor before proceeding with a landscape overhaul. We should hire a professional landscaper to recommend sustainable plantings suited to our areas. We can form a committee to make final selections.

Annual Meeting in June: So far, no one has submitted an application to be on the HOA board.

Additional Cleaning/Dumpster Monitoring: We should consider using a cleaning service that is licensed and insured, to maintain our pool area, restrooms, and club house, and who might monitor the

dumpsters for trash outside the dumpster bin. Ameri-Tech will contact Pepper's Cleaning Service, who comes highly recommended.

Touch Up Painting: Ameri-Tech will contact painters to get the type of paint unit owners would need for making touchups to their own property. This information, including the paint colors, should be added to the Welcome packet.

Gutter Cleaning: Gutter cleaning will be put on the schedule. Gator Boys is a good company, and may also clean the roofs at the same time.

Open Session – Owners

Bulletin Board: The bulletin boards need to be replaced. To save money, having only one bulletin board was recommended, but most unit owners would prefer a location close to their mailbox. Pat found some nice bulletin boards for approximately \$600 each. Further discussion/research is needed.

Neighborhood Newsletter: Lisa Browder suggested a neighborhood newsletter. She was assigned the task of identifying what should be included in a newsletter.

Sprinklers not Working: Sprinkler not working between 1761-1763 Castle Rock common strip.

Adjourn Meeting

Meeting adjourned 7:54 PM