

Sorrento East Property Owners Association  
Minutes of Meeting August 10, 2020, Board of Directors  
DRAFT AND UNAPPROVED

Officers Present:

Mandy Schottenstein, President, Lora Morningstar, Vice President, Jason Sulvinski, Treasurer, Barbara Lechky, Secretary, Jim Hannigan, Director, Katy Stewart, Director.

Officers Absent: John Funderburk, Director

SEPOA Board Meeting was called to order at 5:36 pm. Meeting was Virtual and recorded by Barbara Lechky. Forty (40) persons were signed into the meeting.

Approval of Minutes of previous meeting: Jason Sulvinski made a motion to approve minutes of May 12, 2020 meeting and second was from Jim Hannigan.

Report of President: Deed Restrictions expire in 2021. Some deed restrictions need to be updated such as vehicles, boat, and rv's. Annual Dues. We want to change dues from \$90 to \$50 and this will be voted on in November. We will charge \$50 across the board for each residential property as well as vacant lots. If you own more than one property you will have \$50 for each property. No discount will be given for paying after May 1.

Insurance Policy was renewed and reviewed by Mike Lechky. The Lawn Care records that were provided from previous board did not list owner name and location of properties mowed so we had to start from scratch with mowing vacant lots. We are not in the business of being a management company as a non profit POA. Going forward all vacant lot properties will contract directly with their own outside lawn care company.

Gates and planting. All gates are needing refreshed and replanted. We will purchase plants directly and get volunteers to help us do the planting and avoid spending thousands. Pictures are on the website so residents can see the need for the update.

Website has member only section for our private Association Business for members in good standing. No one is blocked from general information on the website. We are looking for business owners that live in our community that may want to utilize our website for advertisement.

Our next meeting will be on September 8, 2020 at 7:30 pm and will be virtual. We are in need of a Correspondence Secretary to assist our President as well as many other volunteers. We currently have 17 committees listed and may eliminate and/or consolidate some committees.

The waste water ponds on Rubens, Laurencin, and Signorelli have a least an inch duck weed and lettuce leaf and Sarasota County will not treat ponds. Many communities in the county supplement and treat bodies of water. We are getting estimates and looking into this. This would increase beautification and the value of the community. We want the community to be clean, beautiful, and environmentally friendly.

Taylor Morrison Update: Rob Price will inform Mandy of any and all actions and she will inform property owners of such action. Rob contacted her on 1<sup>st</sup> phase which has 15 property owners affected and letters were sent to owners by association. SEPOA does not have an obligation to provide legal assistance to any individual property owner but owners can obtain legal advice if they feel they need to do so at their own expense. Rob Price is available and seems to get back to you quickly when contacted. No thru traffic will be coming into our community as they are a separate entity. Taylor Morrison will put in silt barrier, drainage, and barrier/landscaping as required by law and county code.

No solicitation signs need to be replaced and some office supplies need to be purchased.

Treasurer Report: Jason stated that all treasurer reports are on the website. He will be posting two new items tomorrow by email and website. A budget for the rest of the year shows SEPOA is in good shape and will have money in kitty at year end and is the impetus for lowering dues back to \$50 per year. He will provide a letter of explanation and year end figures for last 5 years with current projected year end.

John Funderburk was not able to make meeting. First survey that went out was just seeking information to use at a later date. There will also be future surveys to get feedback from the community.

Jim Hannigan reported that the Security Patrol is going very smoothly and members are following through. Next 2 month schedule going out tomorrow. SEPOA now has Book Exchange that is next to bulletin board on Laurencin. Thank you to Jim and his team for this addition. Residents can put in a book and take one out and we will keep the concept going. As time goes on we may add benches to Laurencin property where you can sit and relax in the shade with a book.

Barb Lechky contacted Sarasota County on June 18 to obtain permission to treat ponds. She also contacted the county about picking up dead fronds at donut lake and they will no longer pick up except when being mowed. She asked Sarasota County to trim palm trees at donut lake and they will no longer trim palm trees period. Sarasota County was asked to remove dead palm tree at Donut Lake and we are working on that. Back flow inspections were completed on all gates. Sarasota County was notified of overgrown grass on Lakewood drive on TM property. Letter is being sent to Taylor Morrison to assume mowing of the grass strip.

Outside speakers: Joann Yorgenson spoke on gates, ponds, and attorney representation. Jane Malik made request to speak on gates and ponds but due to technical difficulties was unable to connect. One other person requested permission to speak but withdrew.

Directory is on our website. We have only had 4 requests for printed copies. We are still receiving dues and directory information. We will have final updated directory at the end of the year and printed copies available. Directory was not printed at all last year and electronic directory is available and updated on a regular basis.

Motion to Adjourn meeting was made by Mandy Schottenstein and second by Jim Hannigan. Meeting adjourned at 7:18 pm.

One resident that did not request permission to speak had questions for Board. Board stayed on to answer questions outside of meeting.