

Sorrento East Property Owners Association  
Minutes of Meeting September 9, 2020, Board of Directors  
DRAFT AND UNAPPROVED

Officers Present:

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

Officers Absent: Laura Morningstar, Vice President

SEPOA Board Meeting was called to order at 6:00 pm. Meeting was Virtual with 13 persons logged in. Meeting was recorded by Barbara Lechky.

Approval of Secretary minutes of previous meeting: Jason Sulvinski made motion to approve minutes of August 10, 2020 and second by Jim Hannigan.

Jason Sulvinski will have August Treasurer Report on website this week. We have approximately \$59,000 in the bank.

Report from President:

President Mandy Schottenstein called for a vote of the Board to change the annual dues from \$90 to \$50 across the board. Vote taken and motion carried. A vote will be taken of the membership at the annual meeting in November. A majority is needed from the members in good standing in attendance to carry the vote.

Three estimates were obtained for new "NO SOLICITATION" signs have been obtained. The expense will not exceed \$375 for the larger signs.

Information on the Sarasota County Property Appraiser website for SEPOA owned properties was incorrect with wrong owner information. All SEPOA properties have been updated to reflect correct information.

Only 2 persons volunteered to replant the gates. We are working on finding a nursery that will discount plants for our non profit.

SEPOA owns a hedge on Botticelli Dr behind the Villa Section. Sarasota County Property Appraiser PID# 016-213-0051. She will get estimates of taking care of this overgrown hedge.

Recent structure fire occurred on Monet Dr. This will be a 10 month project to complete.

Mandy proposed that the Board honor the Nokomis Volunteer Fire Department and become a Platinum Sponsor by donating \$500. Board voted and motion carried.

Residents have been inquiring about changing deed restrictions for fence height. Height will not change and fences will be kept at 4 feet with exceptions allowed by deed restrictions.

The website had 400 visits the past month. We are still encouraging residents that are business owners to participate in our Business Page on the website.

Mandy was harassed on her personal cell phone by a Sorrento East resident. The phone was disconnected. The Board proposed to purchase a cell phone for the President for \$30 a month that will pass from one board to the next. Vote was taken from the Board and motion carried.

Research is being done by individual property owners on waters at The Donut Pond on Rubens, and waters on Laurencin and Signorelli to improve the water quality. A healthy environment with wildlife protection as well as protecting the value of nearby properties is the goal.

Mandy reported receiving notice of a bike theft at the Giotto Drive Bus Stop recently and the person was arrested thanks to a diligent resident.

Jim Hannigan stated that Security Patrol is going well. He has asked the Security Patrol to monitor the bus stop areas when possible.

Jim explained we have 2 failures of Sarasota County storm water pipes. The first is on DuChamp at the Donut Lake on county property. There is also one Millet Pl. and Monet. Jim will follow up on the repairs as the county prioritizes the repairs.

Jason addressed the Boards position on the Estoppel Fees. The 3 Villa Sections and the Condo Association fall under a HOA as they have mandatory fees. The residential sections fall under the POA as they have voluntary dues. Administrative Estoppel fees are charged in the amount of \$125 when there is extra work involved for members in good standing. The Administrative Fee and up to 5 years of back dues are charged for residents selling property that are not in good standing.

Barbara Lechky reported that the Lakewood tract of grass near the Taylor Morrison development needs mowed and is now the responsibility of TM and not Sarasota County.

A Service Request was placed for Sarasota County to cut large oak tree in county right of way at 113 Carrot. A prior Service Request for dead palm tree at Donut Lake has not been completed. County will be notified again.

Speakers:

Bruce Yorgenson questioned the handling of estoppel. Jason Sulvinski clarified a POA is not required to charge an estoppel and we do not meet the state statute of a HOA. Dues are voluntary in Sorrento East.

Jane Malik would like to have future discussion of pros and cons at annual meeting of lowering dues from \$90 to \$50. Mandy agreed for discussion at October meeting.

Jane Malik inquired about annual meeting and voting process. Mandy is contacting the church and other location options for annual meeting in Nov. Possible locations are Paradise Cafe, Maxine Barrett Park, and SEPOA properties on Laurencin or Donut Pond. We will have to figure out the the location based on what is available.

Jane would like to see a newsletter for persons not having email. If a volunteer will come forward it may be a possibility. It was suggested we put them in the book drop. Jane asked Mandy to update Proxy form on website which has been done, and correct return blasts after visiting website which also has been done.

Motion to adjourn meeting was made by Mandy Schottenstein and second by Jim Hannigan.

Meeting adjourned at 6:50 pm.