

**Sun Lakes Villas No. 37**  
**Wednesday, January 20, 2021 at 4:00-5:00 PM**  
**Zoom Teleconference**

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Organizational Meeting

**Call to Order:**

Nan Weiner called the Open Session Meeting to order at 4:00 pm.

**Directors Present:**

Nan Weiner – President, Maria Myer - Vice-President, Don Dicklich - Member-at-Large, Carl Pignoli – Member at Large, Pat McGowan - Member-at-Large.

**Directors Not Present:**

All were present.

**Other Attendees:**

Brown Community Management; Rachael Rich, Community Manager.  
Approximately 15 homeowners were also in attendance via zoom.

**Preamble:**

Nan Weiner welcomed the two new board members and spoke about the Board and their responsibilities including the supervision of the landscapers; reflected on previous landscapers and spoke of Caretakers willingness to take ownership of their mistakes, and always striving to make things right.

**Election of New Board Officer Positions:**

Brief discussion revolved around election procedures, both past, and future. Pat McGowan motioned to follow the guidelines established in the articles of incorporation in that the board would determine the board positions. Board agreed, and Carl motioned to nominate Nan Weiner to remain President of the HOA and Maria Myer to remain VP of the HOA; seconded by Maria. Motion carried unanimously. Nan motioned that Carl be the treasurer; seconded by Pat, motioned carried unanimously. Pat nominated Don Dicklich for the secretary position; seconded by Maria, motioned carried unanimously.

**Board Priorities and Objectives:**

Board discussed near and long-term priorities and objectives, such as stucco, mailboxes, garage door paint, and thinning of vegetation. Tree Removals and trimming were also added to the list. A homeowner expressed her displeasure with landscapers and said that should be a near-term focus of the board. Homeowner was informed that Caretaker would be a guest speaker in the open session meeting following the organizational meeting.

**Board Operating Process:**

Pat McGowan made a motion to officially adopt Roberts Rule of Order for board meetings. After discussion, Maria Myer motioned to table the discussion until the next meeting; seconded by Nan, motioned carried.

Pat motioned to adopt following open meeting laws. Community manager explained that this was already done as it was a requirement. After discussing the matter further, the board was invited to attend one of Brown's educational zoom meetings with legal representation for further questions and clarification.

**Communications:**

Don Dicklich suggested that in lieu of so many emails, the board meet more often and also hold more town hall meetings.

**Support Chart:**

Proposed support chart shown briefly but not discussed as open session needed to begin.

**Adjournment of Meeting** – Meeting was adjourned at 5:09 pm.

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Open Session

**Call to Order:**

Nan Weiner called the Open Session Meeting to order at 5:09 pm.

**Directors Present:**

Nan Weiner – President, Maria Myer - Vice-President, Don Dicklich - Secretary, Carl Pignoli – Treasurer, Pat McGowan - Member-at-Large.

**Directors Not Present:**

All were present.

**Other Attendees & Recognition of New Homeowners:**

Brown Community Management; Rachael Rich, Community Manager.

Approximately 15 homeowners were also in attendance via zoom. Three new homeowners introduced themselves and were welcomed.

**Guest Speaker – Matt DeRoest, Caretaker Account Manager:**

Matt DeRoest discussed the issues with the turf, the cause of the issue, and the services that would be provided free of charge to make up for the mistake. Services include, a supercal application, a third aeration, spraying for nutsedge in the granite, filling in holes behind vacation with soil and fixing broken pavers from mowers. Services provided total over \$6500 in comparison to the \$3300 in damage. Homeowners were provided a chance to ask questions.

**Approval of Minutes:**

A motion was made by Don Dicklich to approve the minutes from December 17, 2020 annual & open session meeting as presented; seconded by Maria, motion carried.

**Treasurer's Report:**

- **Review Financials**
  - **December 2020-** Carl Pignoli provided a comprehensive review of the December financials and the 2020 financials in relation to the budget. Income tax was higher due to money made from reserve accounts and having to prepay for 2021.

**Community Manager Update:**

Tree trimming and removal tentatively set for mid-April pending approval of proposal. Caretaker arborist to examine community in mid-March.

**Old Business:**

- **Street Repairs** – Completed by HOA3.
- **Stucco Repairs** – Waiting on additional proposals.

**New Business:**

- **Mailbox Repairs** – Tabled for additional discussion.
- **Roof Maintenance** – To begin in February. Deposit has been paid.

**Open Forum (3 Minutes per owner) -**

**PCR process was brought up and discussed.**

**Next Meeting** – Open Forum February 17, 2021 @ 4:00pm

**Adjournment of Meeting** – Meeting was adjourned at 6:05pm.