

**SUGARLAND RUN HOME OWNERS ASSOCIATION, INC**  
**BOARD OF DIRECTORS WORKING MEETING**  
November 15, 2017

**CALL TO ORDER**

The working meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on November 15, 2017 at 6:30 p.m. in the Office Building. Jimmy O'Connor presided. It was noted that a quorum was present.

Present: Jimmy O'Connor, President  
Raed Muslimani, Vice President  
Rebecca Thomas, Treasurer  
Arnaldo Irizarry, Director  
Karl Acorda, Director  
Diane Bayless, Director  
Gabriela Garza, Sequoia Management  
Amber Bricker, Sequoia Management

Absent: Kevin McKernin, Secretary  
Johnny El Zein, Director  
Jorge Frapiccini, Director

**APPROVAL OF AGENDA**

Jimmy O'Connor **MOVED** that the agenda be approved as amended. Rebecca Thomas **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**APPROVAL OF MINUTES**

Diane Bayless **MOVED** that the minutes from November 1, 2017 be approved as amended. Jimmy O'Connor **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

**PRESENTATION OF FINANCIAL STATEMENT**

The BOD reviewed the October 2017 financial statement.

**RESIDENT FORUM**

None

**MANAGER'S REPORT**

- \*Management updated the BOD on the progress of the new garage; the siding and garage doors have been installed.
- \*Management informed the BOD that the shingles on the Office Building have been installed and the Community Center shingle installation has already begun.
- \*Management notified the BOD that a formal proposal for the Potomac View Fence survey will be submitted from J2 Engineers.
- \*Management informed the BOD that the Potomac View Fence repair is scheduled for next week.
- \*Management notified the BOD that they are still working on obtaining two additional pool management proposals for the 2018 pool season.
- \*Management informed the BOD that it will be an additional \$1,680.00 to Winkler Pool Management contract to have extended pool hours for the 2018 pool season.
- \*Management notified the BOD that a proposal to lower the electrical box at the old garage site will be obtained from CMI.

\*The board was informed of the following CAC events:

December 2, 2017 – Adult Ugly Sweater Party

December 9, 2017 – Breakfast with Santa

### **DIRECTOR'S REPORT**

\*Raed Muslimani informed the BOD that 71 responses to the 2017 Community Survey have been received. He asked the BOD to remind their neighbors and other community members that the community survey is now live.

\*Rebecca Thomas notified the BOD that she has been added as administrator to the SRHOA website.

\*Karl Acorda suggested that there should be increased security measure in Office Building; such as installing cameras.

\*Jimmy O'Connor suggested the BOD implement a resolution involving the Election of Officers. He also informed the BOD that a girl scout troop will be doing a food drive at Breakfast with Santa.

### **NEW BUSINESS**

\*Election of Officers was conducted through secret ballot. The following positions were noted:

President: Raed Muslimani

Vice President: Karl Acorda

Secretary: Kevin McKernin

Treasurer: Rebecca Thomas

\*The BOD discussed various options to use email communications for more community engagement.

\*The BOD reviewed the procedure for assembling the newsletter.

\*Raed Muslimani informed the BOD of different options for online streaming of Board Meetings; these include WebEx and SHOUTcast.

\*The BOD discussed trashcan replacement throughout the community, increase security measures in the office, and frosted window privacy film on the front doors at the Community Center.

\*The BOD reviewed an email from Sequoia Management's main office and have decided to close the office at noon on December 1<sup>st</sup>, 22<sup>nd</sup>, and 29<sup>th</sup>.

\*Rebecca Thomas **MOVED** to approve the proposals from Premier Turf and Landscaping to remove a dying tree behind 12 Crescent Court and a dying tree behind 215 Penny Lane in the amount of \$2,000.00. Jimmy O'Connor **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

### **OLD BUSINESS**

None

### **ANNOUNCEMENT OF NEXT MEETING:**

December 6, 2017 at 6:30 p.m.

### **EXECUTIVE SESSION**

\*Rebecca Thomas **MOVED** to go into Executive Session at 7:57 p.m. to discuss legal matters. Jimmy O'Connor **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

\*Jimmy O'Connor **MOVED** to come out of Executive Session at 8:15 p.m. Rebecca Thomas **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**.

### **ADJOURNMENT**

Jimmy O'Connor **MOVED** to adjourn the meeting. Diane Bayless **SECONDED** the motion and it **PASSED 6 FOR, 3 ABSENT**. The meeting was adjourned at 8:16 p.m.

Submitted By: \_\_\_\_\_

