

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
May 4, 2022

CALL TO ORDER

The regular meeting of the Board of Directors of the Sugarland Run Homeowners Association was called to order on May 4, 2022, at 6:30 p.m. via Zoom. Jimmy O'Connor informed everyone in attendance that quorum was present.

Present: Jimmy O'Connor – President
Marc Raphael – Treasurer
Jeff Kozak – Secretary
Patricia Pruden, Director (Arrived Late)
Heather Parker, Director (Arrived Late)
Dan Benavente, Director
Christopher Fullerton, Director
Gabriela Garza, Sequoia Management
Victoria Murcia, Sequoia Management

Absent: Raed Muslimani – Vice President
Jorge Frapiccini, Director

APPROVAL OF AGENDA

Jimmy O'Connor MOTIONED that the agenda be approved as amended. Jeff Kozak SECONDED the motion and it PASSED. 5 FOR, 4 ABSENT.

APPROVAL OF MINUTES

Jeff Kozak MOTIONED that the minutes from April 20, 2022, be approved as written. Jimmy O'Connor SECONDED the motion and it PASSED. 5 FOR, 4 ABSENT.

RESIDENT FORUM

There were no homeowners present.

DIRECTOR'S REPORT

- * Marc Raphael had some questions regarding the median trees still exposed off the ground. He also requested a status update on the lake update and the Chesapeake proposal breakdown.
- * Dan Benavente requested the process of the solar panels and guidelines.
- * Christopher Fullerton mentioned he is still working with Diana Acorda from the CAC on the anniversary party.
- * Jimmy O'Connor inquired about needing to use the community center for the anniversary party. He also requested a status update from Sequoia regarding hybrid meetings. He lastly addressed the website being updated.

MANAGERS REPORT

- Management informed the board of the status of the tennis court case date.
- Management informed the board Verizon came by and informed them that the boxes are cable boxes, so the boxes are either Comcast or Cox. We will need to reach out to them to determine which ones are which.
- Management informed the board has not heard back from Chance from All Recreation regarding the tot lot annual inspection.
- Management informed the board they contacted VDOT to see if they could cut the median trees lower, and they let them know that that is as low as they got.
- Management informed the board they are still waiting for a lake update and send it out as soon it has been received.

OLD BUSINESS

Jeff Kozak MOTIONED to approve Lawns Limited Proposal #22-0401-3 for \$2395 to Remove (FLUSH CUT) 1 small dead Ash tree, and 2 large dead Ash trees. Marc Raphael SECONDED the motion and it PASSED. 7 FOR, 2 ABSENT.

The board reviewed and updated the action tracker.

The board addressed the community center updates regarding the heating and air conditioning, plumbing, and flooring installation.

NEW BUSINESS

The board discussed what is needed for the pool opening regarding work being done at the pool and what else is needed to open the pool.

Jimmy O'Connor MOTIONED to approve Estimate 3731 from Paradise Pools Service, LLC totaling \$9,450. 2) Skimmer Replacements (Qty = 2) for \$3,300.00, 4) Bond & Seal 23 underwater lights for \$5175.00, 5) Remove/Replace 3 Main Drain covers for \$975.00. Patricia Pruden SECONDED the motion and it PASSED. 6 FOR, 1 ABSTAIN (Dan Benavente), 2 ABSENT.

Jimmy O'Connor MOTIONED to table Paradise Pools Service, LLC Estimate #3731 has six (6) line items that were reviewed and considered on a line-item basis by the BOD.

1. Installing Dual Main Drains for \$11,900;
2. Skimmer Replacements (Qty = 2) for \$3,300.00
3. Replace 7 LED underwater lights for \$9,450.00;
4. Bond & Seal 23 underwater lights for \$5,175.00;
5. Remove/Replace 3 Main Drain covers for \$975.00; and
6. Supply and Install Hayward Stratum for \$4,900.00.

Estimate Total = \$35,700.00

Jimmy O'Connor Moved to:

1. Accept Line Items numbered #2, #4, and #5, totaling \$9,450.00.
2. Defer line item #3 to be considered following pool opening; and
3. Table Line Items #1 and #6 to be reconsidered prior to next year's opening and considering the Loudoun County Inspector's guidance that if such major repairs (drains) are made that the whole pool will need to be brought up to current Loudoun County code.

Jeff Kozak SECONDED the motion and it PASSED. 6 FOR, 1 ABSTAIN (Dan Benavente), 2 ABSENT.

ANNOUNCEMENT OF NEXT MEETING

May 18, 2022, at 6:30 PM

ADJOURNMENT

Jimmy O'Connor MOTIONED to adjourn the meeting. Christopher Fullerton SECONDED the motion and it PASSED. 7 FOR, 2 ABSENT.

The meeting was adjourned at 8:46 PM.

Submitted By: _____