

SUGARLAND RUN HOMEOWNERS' ASSOCIATION, INC  
BOARD OF DIRECTORS MEETING  
July 2, 2025

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on July 2, 2025, at 6:30 PM. Marc Raphael informed everyone in attendance that a quorum was present.

|              |                                                                                                                         |
|--------------|-------------------------------------------------------------------------------------------------------------------------|
| Present BOD: | Marc Raphael, President<br>Jeff Kozak, Vice President<br>Jimmy O'Connor, Director<br>Christine Devine, Director         |
| Absent BOD:  | Jorge Frapiccini, Director<br>Patricia Pruden, Secretary<br>Christopher Fullerton, Treasurer<br>Timothy Starr, Director |
| Management:  | Asma Khan, Sequoia Management<br>Victoria Murcia, Sequoia Management                                                    |
| Vacant:      | Vacant Director Seat                                                                                                    |

APPROVAL OF AGENDA

Marc Rapahel MOTIONED that the agenda be approved as amended. Jeff Kozak SECONDED the motion, which PASSED 4 FOR, 4 ABSENT (Jorge Frapiccini, Patricia Pruden, Christopher Fullerton, and Timothy Starr).

APPROVAL OF MINUTES

Jimmy O'Connor MOTIONED that the June 18, 2025, meeting minutes be approved as written. Jeff Kozak SECONDED the motion, which PASSED 4 FOR, 4 ABSENT (Jorge Frapiccini, Patricia Pruden, Christopher Fullerton, and Timothy Starr).

RESIDENT FORUM

- The CAC reported the July 4, 2025, pool party, and will be catering Carolina Brothers and will be starting at 12 PM. The adult pool party will be held Saturday, July 26, 2025, from 8 PM to 11 PM. National Night Out will be held on August 5, 2025, from 6:00 PM – 8:00 PM and is seeking volunteers for the dunk tank, with snacks provided. There is still some poison ivy on the pool gate, and is requesting that it be removed. They also asked about the ETA regarding the baby pool being completed.

DIRECTORS REPORT

- Jeff Kozak has reached out to LIRA regarding applying the pesticide on invasive species and looked into bringing them for a training session.
- Marc Raphael sent out an email regarding the THOA history and how they work with the HOA.

MANAGER'S REPORT

- Management was informed that the wading pool was scheduled to be completed on the 2<sup>nd</sup> or the 3<sup>rd</sup> of this month, but it has not been done yet. Management will reach out to them and figure out when this will be completed.
- The pool vacuum has malfunctioned and has asked Paradise Pool to provide an estimate of repairs, if they offer any. Management will contact Pool Web to see if they provide repairs for the vacuum.
- Ed Garcia from Paradise Pools has provided a transaction report covering the period from 2023 to 20525. It will be compiled on an Excel spreadsheet for records and shared with the board at the next meeting.
- Critical Peak Services is scheduled to send an electrician to provide an estimate for the roof lights. Once provided, the reinstallation of the pool spotlights will be scheduled.
- Nationwide has sent out another check for \$12,038.06 for the roof insurance claim. The roof has been completed, as well as the insurance claim.
- On June 20, 2025, a roof leak was reported at the community center. An evaluation and repair were scheduled through Katchmark. One of the shingles had broken due to the extensive winds and rain. Katchmark responded promptly and made the necessary repairs.

- The administration team has been working diligently with management to keep the website process moving. They are assisting in reviewing all the documents, mock-ups, and information that we are providing the web designers with uploading.
- Management reached out to Hiruy after the last meeting and has received an updated contract list attached to this board, packed for the board's review from Fairfax Paving for the trail work. He is waiting to hear back from Brothers Paving regarding the one percent discount on trail 18, Phase II, which is pending. Management will also forward this to the legal department to ensure there are no issues and to determine if a payment or performance bond is required for both contracts.

#### DECISION ITEMS

1. Audit 2025: Jimmy O'Connor MOTIONED to approve Goldklang to conduct the annual audit. Marc Raphael SECONDED the motion, and it PASSED 4 FOR, 4 ABSENT (Jorge Frapiccini, Patricia Pruden, Christopher Fullerton, and Timothy Starr).
2. Vote HOA Now – Electronic Voting for 2025: Jeff Kozak MOTIONED to approve the use of Vote HOA Now for electronic voting for 2025. Marc Raphael SECONDED the motion, and it PASSED 4 FOR, 4 ABSENT (Jorge Frapiccini, Patricia Pruden, Christopher Fullerton, and Timothy Starr).
3. Fountain Motor Replacement: The board would like to hold off on the fountain motor replacement until the lake has been repaired.
4. Retract Motion Fairfax Paving: Marc Raphael MOTIONED to retract the previous motion awarded to Fairfax Paving for a total of \$385,410.00 to \$396,295. Jeff Kozak SECONDED the motion, and it PASSED 4 FOR, 4 ABSENT (Jorge Frapiccini, Patricia Pruden, Christopher Fullerton, and Timothy Starr).

#### DISCUSSION ITEMS

1. Pool Pass Season 2026: The board would like to discuss this at the August board meeting to investigate it for next year.
2. Pool Safety: The board discussed the rescues this past year and would like to figure out an option to see if there is a way to test members once and have it on record, possibly digitally, so they don't have to keep doing swimming tests each time they come in.

#### INFORMATION ITEMS

1. Action Tracker:
  - a. For board review only.
2. To Do List 2025:
  - a. For board review only.

#### ANNOUNCEMENT OF THE NEXT MEETING

Wednesday, July 16, 2025

#### ADJOURNMENT

Marc Raphael MOTIONED to adjourn the meeting. Patricia Pruden SECONDED the motion, and it PASSED UNANIMOUSLY.

The meeting was adjourned at 7:57 P.M.

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