

SUGARLAND RUN HOMEOWNERS ASSOCIATION, INC
BOARD OF DIRECTORS MEETING
February 18, 2026

CALL TO ORDER

The regular meeting of the Sugarland Run Homeowners Association Board of Directors was called to order on February 18, 2026, at 6:31 PM. Marc Raphael informed everyone in attendance that a quorum was present.

Present BOD: Marc Raphael, President
Jeff Kozak, Vice President
Christopher Fullerton, Treasurer
Patricia Pruden, Secretary
Jorge Frapiccini, Director
Christine Devine, Director

Management: Asma Khan, Sequoia Management
Victoria Murcia, Sequoia Management

Vacant: Vacant Director Seat
Vacant Director Seat
Vacant Director Seat

APPROVAL OF AGENDA

Marc Raphael **MOTIONED** to approve the agenda as amended. Patricia Pruden **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

APPROVAL OF MINUTES

Marc Raphael **MOTIONED** that the February 4, 2026, meeting minutes be approved as written. Jeff Kozak **SECONDED** the motion, which **PASSED UNANIMOUSLY.**

RESIDENT FORUM

- There were no residents with questions.

DIRECTORS REPORT

- Jorge Frapiccini asked if there was a new inspector.
- Patricia Pruden requested to use a spare laptop to do the map work in the office.
- Jeff Kozak reported they had a makeup Green Team meeting.

FINANCIAL REPORT

The treasurer reviewed the financial report.

MANAGER'S REPORT

- Management reached out to Heritage Landscaping and Advantage Landscaping to request their bids. Management met with both vendors, reviewed the RFP, discussed expectations, and collected the information provided in the decision item.
- Management discussed the questions and concerns with the legal team and collected the legal opinion shared in Executive Session for further discussion with the Board of Directors.
- Management has reached out to Member Splash and Cell Badge to collect their quotes and program details for digital pool passes. Once received, management will share it with the board in the first meeting of March 2026.
- Management spoke with Karl Acorda about the shredding event. He is requesting permission to host the event on March 14, 2026, from 8 AM to 11 AM. One truck will be available to assist all members, and the event will conclude once the truck is full.
- Management contacted our engineer to discuss the additional paths recommended by the Board of Directors in the last meeting. Huiry will provide his expert opinion and a detailed breakdown of those trails.
- Management followed up with Premier Aquatics regarding our property. Since we are a new client, they will begin inspecting the pool toward the end of this month or early March, depending on the weather. They will also begin preparing for the May 2026 opening.

DECISION ITEMS

1. **Landscaping & Snow Removal Contract and Bids 2026-2028:** Patricia Pruden **MOTIONED** to approve the landscaping bid from Clippers for 2026-2027 for a total of \$72,980 with two option years of \$75,170 for 2027-2028 and \$77,225 for 2027-2028. Marc Raphael **SECONDED** the motion, and it was **PASSED UNANIMOUSLY.**
2. **JTC SLA Computer Monitoring Contract:** Patricia Pruden **MOTIONED** to approve the quote from JTC for the service level agreement for Sugarland Run HOA computer monitor services in effect immediately not to exceed \$330 per month. Marc Rapahael **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**
3. **Green Team Committee Charter Revision:** Patricia Pruden **MOITIONED** to approve the amendment to the Green Team Charter. Jeff Kozak **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

DISCUSSION ITEMS

1. **Internet Bridge between the Office Building and the Community Center:**
 - A. The Board discussed installing an Ethernet bridge to connect the community center to the office internet, eliminating the need for a separate internet service account and reducing ongoing monthly costs. The discussion included maintaining wireless access coverage for the pool area as part of the project.

Patricia Pruden **MOTIONED** to approve JTC quote 5791 for \$3,119 plus shipping cost. Marc Raphael **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**
2. **Trail Phase III Selection:**
 - A. The Board discussed priorities for the next phase of trail renovations based on engineering recommendations, trail conditions, usage, and project costs. Discussion included focusing on the most deteriorated trail segments and coordinating with potential future county path connections. The Board agreed to obtain updated quotes for trail segments 3, 6, 7, and 8 and will make a final decision after reviewing the refreshed cost estimates.
3. **Snow Removal Process SRHOA Paths:**
 - A. The Board discussed the feasibility of snow removal on community trails, including maintenance limitations, cost considerations, and potential liability concerns. It was determined that clearing snow from all trails is not economically feasible or practical. Residents were encouraged to attend board meetings to share concerns and participate in discussions.

EXECUTIVE SESSION

Jeff Kozak **MOTIONED** to enter Executive Session to discuss Legal Matters at 8:22 PM. Patricia Pruden **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

Marc Raphael **MOTIONED** to exit Executive Session at 8:45 PM. Patricia Pruden **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

Patricia Pruden **MOTIONED** to reject the waiver of the turnover fee for account SGR50210. Jeff Kozak **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

ANNOUNCEMENT OF THE NEXT MEETING

Wednesday, March 4, 2026

ADJOURNMENT

Jeff Kozak **MOTIONED** to adjourn the meeting. Patricia Pruden **SECONDED** the motion, and it **PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:46 P.M.

Submitted By: _____