

Sugarhill Property Owners Association

P.O. Box 0443 • Jensen Beach, FL 34957

POA Board Meeting Minutes

For the board meeting held at Pineapple Chalet • March 27, 2025 7:00 PM

Board Members Present: John Doty, David Dangerfield, Conrad Angelino, and Alex Joyner
Others Present: Dave Rysz, Arnaud Roux

Call To Order

Meeting called to order at 7:03 pm by John Doty, Board President, Presiding Officer.

Treasurer Report

ID# 1: Balances as of Thursday, March 27, 2025 were:

Operating Acct. \$114,736.72

Reserve Acct. \$240,853.01

Vote to approve report of Thursday, March 27, 2025 was unanimous.



Meeting Business Items

ID# 2: Minutes from February 27, 2025 Meeting

Vote to approve **ID# 2** was unanimous.

ID# 3: Approval for Legal Opinion From Attorney re: Sugarhill Privacy. Law for cameras facing neighbors house without permission: Possible felony if camera can see in house. Drones may have similar laws. Can and should Sugarhill develop restrictions on these devices with a resolution?

Vote to drop **ID# 3** was unanimous. Board agreed it would be very difficult to enforce and may waste money on legal costs for something that is not critical.

ID# 4: Approval of "Failure to Comply" email 30 days before Arbitration. This was to approve the attached document titled "30 day final notice before arbitration is scheduled". Notice will be sent by email as pdf, if no response it will be USPS paper mailed registered. This would follow at least 2 prior contacts that were ignored.

Vote to approve **ID# 4** was unanimous.

ID# 5: Approval of a "recommended Service" Page in the website This would create an indexed page on the website that would be filled with service companies recommended by owners and that meet the following criteria:

- Has never done litter-advertising or cold calling
- Is recommended by an owner
- Has never had a negative issue with Board
- Has followed Sugarhill sign covenant
- Is licensed
- Understands parking requirements
- Agrees not to start covenant controlled projects without ACA (architectural control approval)
- Can be removed if owner complains

Vote to approve **ID# 5** was unanimous.

DRAFT

ID# 6: Vote for board positions was conducted by the board. The results were: John Doty-President, David Dangerfield-Secretary, Conrad Angelino-Vice President, Alex Joyner-Treasurer.

Vote to approve **ID# 6** was unanimous.

ID# 7: Approval of retaining the annual dues at \$700 per original platted lot.

Vote to approve **ID# 4** was unanimous.

Meeting Discussion Items (Non-Vote Topics)

ID#8 Presentation by Conrad Angelino "Sugarhill Emergency Watch"

Conrad further explained his emergency watch plan and where he stands with area captains. He talked about mailing the Program Guide and the importance of organizing the plan before hurricane season.

ID#9 Update by David Rysz - Progress of the South Sugarhill Drainage.

Dave updated us on the drainage status and developments now underway including an upcoming meeting with Martin County.

ID#10 Updates by John Doty

-Madison Roswell resigns from board.

-Tennis Court gate lock was replaced to electronic code activation lock by John Doty.

-Update on electronic payment methods for dues payments.

-New Legal Legislative reversal of Community Notification Method: Any owner wanting notifications sent through USPS in paper form must now formally notify the association in written form on paper of their intent, otherwise all notifications will be sent by email..

Conclusion of Meeting

Meeting was concluded by General Consent at 8:10 pm

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