

# Sugarhill Property Owners Association

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

## POA Board Meeting Minutes

For the board meeting held at Pineapple Chalet • September 25, 2025 7:00 PM

**Board Members Present:** John Doty, Conrad Angelino

**Others Present :** Doug Bowling, David Rysz, John Prescott, Arnaud Roux, Susan Wilson

### Call To Order

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

### Treasurer Report

**ID# 1:** Balances as of Wednesday, October 22, 2025 were:

General Operating Account:     \$ 127,464.61     9/22/25

Reserve Checking Account:     \$ 31,367.64     9/21/25

Reserve Interest Account:     \$ 225,926.82     9/21/25

Vote to approve report was unanimous.



### Meeting Business Items (*board voting*)

**ID# 2:** Minutes from July 31, 2025 Meeting

Vote to approve ID# 2 was unanimous.

**ID# 3:** Board approval of preliminary draft of Coastline Engineering Solutions drainage report. Engineer Nick Muzia's report on drainage issues in Southern Sugarhill.

Vote to approve ID# 3 **was tabled. (not enough time to review)**

**ID# 4:** Approval of add-on to Coastline Engineering Solutions report for surveying and recommendations for cul-de-sac on Quinn Pl. This would be an additional \$450 to the original report for recommendations to owners.

Vote to approve ID# 4 was unanimous.

**ID# 5:** Approval for quote on a New Report from Coastline Engineering Solutions regarding feasibility of a 6 inch drainage pipe from the M Cari 88 lot ditch out to the drainage system on Jensen Beach Boulevard. This would provide a report that would allow us to check with approving entities. This pipe would take drainage ditches and canals down to the intended level 12 inches below the existing emergency outfall pipe. It would run along the West edge of Jensen Beach Plaza. (*see page 3 of these minutes*)

Vote to approve ID# 5 was unanimous.

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## Meeting Discussion Items (*non-voting*)

**ID# 6:** Discussion by Conrad Angelino regarding the emergency preparedness plan updates. Conrad stated that the plan still need more captains for the target areas. He also discussed the importance of the plan and the need to avoid apathy. Conrad mentioned he held 1 meeting with the captains and it went well.

**ID# 7:** Discussion by John Doty about the new reserve account for interest bearing advantage and that the old reserve account will continue so as to facilitate check writing from it.

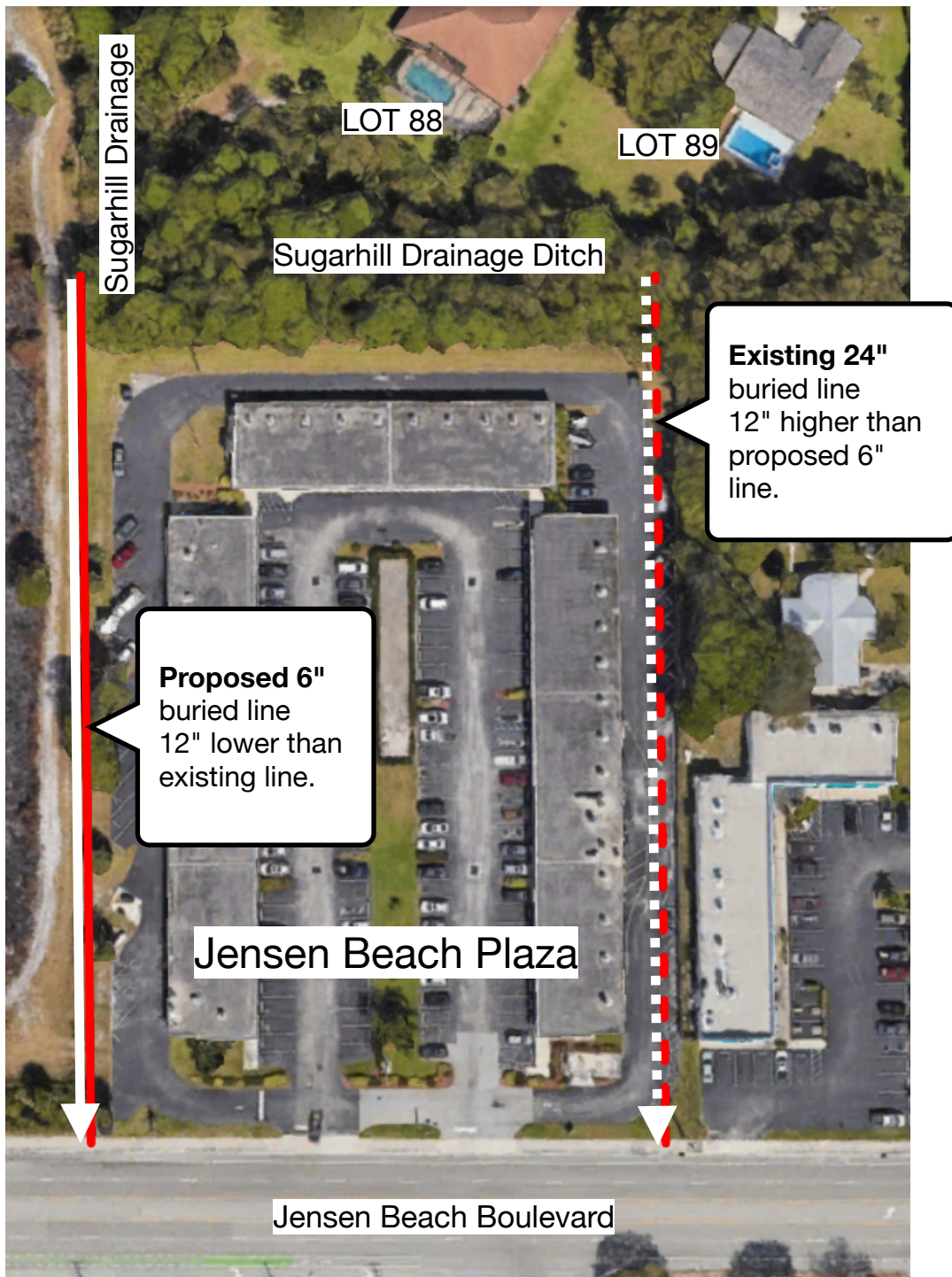
## Conclusion of Meeting

Meeting was concluded by General Consent at 8:20 pm



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# Proposed 6" Supplemental Drain Pipe - Sugarhill POA



We propose the installation of a supplemental 6-inch stormwater drain pipe set at an elevation 12 inches lower than the existing 24-inch pipe.

The original system was engineered with the primary pipe invert too high, leaving approximately 12 inches of residual stormwater that cannot drain. The new pipe will address this deficiency by removing the remaining water at a slower discharge rate, in presumed compliance with regulatory requirements for controlled outflow. It will also assist the primary pipe somewhat in the event of a major flood.