

# Sun Ketch II Condominium Association

## HOA Meeting Recap

February 26th, 2025, at 6:00 p.m., Pool Cabana

### MINUTES

**Call to Order:** The meeting commenced at 6:02 p.m. by President Kelly Braaten.

**Certify Board Quorum:** Present were Kelly Braaten, Steve Dollenmayer, Doug Schroeder, Steve Constant, and Bill Figiel. Guest: Scott Vignery, representing Ameri-Tec.

**Approval of Minutes:** The minutes of the meeting held on November 4th have been formally approved.

### Treasurer Report – Steve Dollenmayer

- Through January 2025 we have spent \$61,015 on repairs due to Hurricanes Milton (\$61,015) and Helene (\$22,529). The current Deferred Maintenance balance is \$43,849. If a Special Assessment is required, it will be itemized per event.
- We are collaborating with our insurance agent to determine if some of Hurricane Helen expenses are covered.
- Roof and final landscaping expenses for minor repairs are estimated at \$5,500.
- We are considering repaving the streets within SunKetch II, which have not been repaved in 35 years and have numerous cracks. We have \$122,000 in the reserve account and \$25,000 in an interest account, totaling \$147,000 available for this project.

### New Business:

- The Board of Directors voted to change the mulch from red to brown to ensure a uniform appearance throughout the community.
- Dead plants and trees are being removed. Homeowners who wish to replace any original vegetation must have their plans approved by the Homeowners Association (HOA) board.
- A presentation by Doug Schrader recommended using Dragonfly Pond Works for repairing the retention pond, with an estimated cost of \$41,977. This project has been put on hold for further review by the BOD.
- There was a discussion regarding a suggested policy for Lithium batteries in electric cars, golf carts, scooters, and e-bikes for safety concerns during major flooding events like hurricanes. This policy follows Treasure Island mandates for such items. This matter has also been tabled for further review, with the possibility of creating a hurricane preparation sheet for SK2 II residents.

**President Kelly Braaten adjourned the meeting at 7:15 p.m.**

Minutes prepared by: Steven Constant, Secretary SK II

3/17/25