



Sugarhill Property Owners Association

Board Meeting Agenda

To Be Held May 29, 2025 7:00PM

at Pineapple Chalet

Call To Order

Opening remarks by presiding Board officer. Welcome everyone to the Tuesday, May 27, 2025 monthly Board of Directors Meeting. OUR MEETINGS ARE CONDUCTED IN COMPLIANCE WITH CURRENT FLORIDA HOA laws. All **ID#’s** below allow Association members (3 minute each unless approved for more time) commentary on each ID# before Board vote or after discussion topic.*

Treasurers Report As of May 26, 2025

ID#1 Treasurers Report

Sugarhill Accounts Balances:

Operating Account: \$ 136,167.51 5/26/25

Reserve Accounts: \$ 240,853.01 5/25/25

Vote Approval of Treasures Report Approved ☐yes ☐no

Meeting Business Items

ID#2 Minutes from March 27, 2025 Meeting

Vote Approval of ITEM ID#2 Approved ☐yes ☐no

ID#3 Approval of stopping the posting to the website the financial report and the previous meetings minutes monthly. The agenda for an upcoming meeting will continue to be posted at least 48 hours before a meeting.

These items will be sent to board members before meetings. They will also be available anytime at the Sugarhill designated office (President's house). They will be available in hard copy at every meeting and email upon any owner's request.

This is being done because of new Florida legislation requiring any financial or owner records posted to a website must be hidden behind a password gateway adding another burden to a duplicated non-essential convenience.

Vote Approval of ITEM ID#3 Approved ☐yes ☐no ☐move to next meeting

Meeting Discussion Items (Non-voting)

ID#4 Discussion Topic Regarding Lot 60/61's new owner, after having his 2 lots combined by Martin County, expected to only have to pay 1 annual dues. See Association attorney opinion attached on page 3.

The owner paid the 2 lot annual cost of \$1400 but was infuriated at the attorneys opinion and claimed it was wrong while not giving any explanation as to how the attorney opinion was wrong.

ID#5 Discussion Topic about the drainage situation in Southwestern Sugarhill and a recent Meeting with Martin County focused on the issues.

Conclusion of Business

Adjournment by General Consent

Is there any objection to adjournment?

With no objection the meeting is adjourned.

Adjourn Approved ☐yes ☐no

Open Floor Discussion

*All discussion during this period will be conducted in an orderly respectful manner. Non-board members will limit their talk to 3 minutes unless approved for more time. As per Florida law, disruption of a board meeting can instigate future banning of the offender from future meetings. Verbal assaults, chronic interruptions, deliberate noise making are examples.

RE: ID#4 Association attorney Jacob Ensor's opinion:

Lot Billing Question L60-61

My question to Jacob:

Hi Jacob,

I have a quick question, if a homeowner buys two adjoining lots and combines them into one and registers it with the county as one lot the association can only bill for one lot is that right?

Thanks, John

Jacob's answer:

Lot Assessment
John,

In my opinion, the association would still bill for two (2) lots. The Declaration states that each lot, as identified on the plat, is charged an assessment. Even if the owner combines them for tax purposes, they are still two (2) lots. There was a case in Martin County several years ago involving the same issue. The judge in that case determined that the owner had to pay an assessment for each lot.

Regards.

Board Certified Attorney in Condominium
and Planned Development Law

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NOTICE: The undersigned attorney is a debt collector attempting to collect a debt owed to the Association. Any information obtained will be used for that purpose. The information contained in this transmission may contain privileged and confidential information. It is intended only for the use of the person(s) named above. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

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<7724856670@mms.att.net>
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