



MINUTES OF PROPERTY OWNERS' ASSOCIATION OF SUNSET BAY, INC.

Regular Meeting of the Board of Directors

Monday, February 16, 2026

www.sunsetbaypoa.org

A Regular Meeting of the Board of Directors of the Property Owners Association of Sunset Bay, Inc. was held Monday, February 16, 2026, at the home of Dave Hargraves (131 Dockside Dr.). The meeting was called to order at 6:32 pm.

A quorum was established. Directors in attendance were Doug Thole and Dave Hargraves

The following Directors were present via teleconference:

Todd Cuell

Susie Seidensticker

Matt Ocker

The following Members were in attendance:

Stacy Manlove

Betty Cook

1. Items from Board Members – Todd Cuell asked about the procedure for making contact with Members regarding construction site concerns. It was discussed that normally letters are sent via email.
2. Items from Members – None.
3. Letter regarding trespass concerns – Stacy and Betty relayed accounts of trespassing, citing safety and liability concerns. The Board consensus was that the matter had most likely been remedied, and would be addressed again at a later date, if necessary.
4. Designation of a custodian of records – Matt said he has been keeping the Sunset Bay records for the past several years. He said he is willing to remain keep the records, but that he felt it would be inappropriate to continue without Board approval. Matt said he would be fine with anyone else keeping the records. No one offered. Motion was made and seconded to name Matt as Custodian of Records. The Board voted unanimously to adopt.
5. ACC reception process – the Board heard comments from ACC Members Stacy Manlove and Betty Cook. Both stated they were fine with the Board's direction, whether that meant direct contact with Members or the Board handled that aspect. It was ultimately decided

that the ACC would handle most communications with Members through the Board email, so that Board Members could monitor the communications. There was discussion regarding posting the forms and checklists on the website, and it was agreed to do so.

6. Increasing fees/special assessment – there was a discussion regarding raising the annual maintenance fees. Betty said she was opposed, citing the current account balances and the prospect of a settlement amount from the Dittrich suit. No action was taken.

7. The meeting was adjourned at 8:10pm.

Susie Seidensticker, Secretary_____

Douglas Thole, President_____