



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

Regular Meeting of the Board of Directors

Tuesday, May 26, 2026

www.sunsetbaypoa.org

A Regular Meeting of the Board of Directors of the Property Owners Association of Sunset Bay, Inc. was held Tuesday, May 26, 2026, at the home of Doug Thole (221 Duckhaven Dr.). The meeting was called to order at 6:08 pm.

A quorum was established. Directors in attendance were Doug Thole and Matt Ocker.

The following Directors were present via teleconference:

Todd Cuell

The following Members were in attendance:

James Kimmel

Tammy Kimmel

1. Items from Board Members – Matt gave an update on Members with outstanding maintenance fees.
Matt said he was informed by the Sherrods (202 Drum) that the street sign was missing at the corner of Sunrise and Drum. Matt has called the County Road & Bridge Department and advised them.
Matt said he was contacted by a Member about adding their business to the Contractor List. Matt said the list is not amendable in its current form, and suggested revising the entire list. Matt said he has received multiple contacts regarding trespassing of fishermen at the end of Dockside. Matt spoke with the County Judge about the past Sheriff's Office position that the drainage ditch conveys a path for trespassers. Matt has not received a response.
2. Items from Members – None.
3. ACC Guidelines for Fences & Gates – Doug took the position that Guidelines are not enforceable. Everyone agreed that interior fences could be treated differently than perimeter fences. Doug wants Member input. James Kimmel (209 Sunrise) said he constructed his fence in the manner he did as a courtesy. Mr. Kimmel said there was nothing on the website regarding fencing.
4. 214 Sunrise – Discussion regarding the continued construction delays. After the February 16th Meeting, there was construction activity on the site for approximately a week. There has been no observed activity since. The decision was made to place the matter on a future Agenda, with the possibility of a fine.
5. 2462 SH 188 – Discussion regarding the abandoned dump truck. Doug said he would make additional contact and relay a deadline date for removal of the truck.

6. Signage – Matt relayed that he had the new entrance signs in his possession, and would install them when he had the opportunity. Discussion regarding the need to install new signs at the common area.
7. Adjournment – The meeting was adjourned at 6:55pm.

Susie Seidensticker, Secretary_____

Douglas Thole, President_____