

Agenda:

Suntree Estates HOA

Regular Board Meeting Agenda

Wednesday, August 05, 2026 at 6 PM via Zoom

1. Call the Meeting to Order - Quorum confirmation
2. Roll Call - Board and Member Attendance
3. Approve Minutes
4. Reports of Officers
5. Old Business
6. New Business
7. Announcements
8. Next Meeting Date and Time
9. Adjournment

Zoom Details:

Join Zoom Meeting: Wednesday, 8/5/2026, at 6:00 PM

<https://zoom.us/j/93671683224?pwd=LPUFuV3apRouzUDfOMfQIHxi0lWw8Y.1>

Meeting chat link

<https://zoom.us/launch/jc/93671683224>

Meeting ID: 936 7168 3224

Passcode: 126620

One tap mobile

+13052241968,,93671683224#,,, *126620# US

+13092053325,,93671683224#,,, *126620# US

Join by SIP

- 93671683224@zoomcrc.com

Join instructions

<https://zoom.us/meetings/93671683224/invitations?signature=skYo2nWjmJANwRUI59W2jUH-DEnLWUIA9mKg2WMzEhI>

Minutes:

**Suntree Estates HOA
Regular Board Meeting Minutes
Wednesday, May 06, 2026 at 6 PM via Zoom Meeting**

Attended BOD: Tom Melter, Kim Scalise, Michele Montano, Tom Johnson, Pat Gachet

Attended Members: Dick DeLauder, Steve Montano

1. The meeting was called to order by Tom Melter at 6:00 PM. A quorum was confirmed.
2. A Motion was made by Michele Montano and seconded by Tom Johnson to approve the two minutes---one in January and the other in April 2026. Motion was unanimous.
3. Reports of Officers
 - a. President Update – Tom Melter

- i. Tom spent a lot of time talking about his Landscape project list for the year 2026-27.
- ii. Kudos to Kim and Ron Scalise for pulling weeds, replacing sprinkler heads that were run over by vehicles, replacing light by Main Sign, among other things.
- iii. A letter will go out to berm residents citing SMHA's covenant and taking out dead plants and overgrowth.

b. Vice President – Kim Scalise

- i. Since Tom Melter gave such a detailed Landscaping report, Kim had little to add.

c. Treasurer – Michele Montano

- i. See Appendix A for operating and reserve totals.
- ii. Michele announced we had \$2,958.00 cash on hand from last year.

d. ARC Director – Tom Johnson

- i. A new ARC request came from Dave Quigley to paint the exterior of his house and replace the front shutters.

e. Secretary – Pat Gachet

- i. Filed the Annual Report with the State of Florida.
- ii. Sent Sonia Basinger and SMHA the list of directors and positions.
- iii. TO DO: Update rosters and send them to the homeowners.
- iv. Website Update
 - a. Updated ARC dates through the end of August.
 - b. Sent emails to HOA owners for board meetings, minutes, etc.

5. Old Business - none

6. New Business

- i. At the party, Linda Richardson stated she would like to have a memorial bench dedicated to Alice Boisseau. Tom Melter will check pricing.

7. Questions/Comment/Concerns from Members in Attendance - none

8. Announcements - none

9. Next Meeting Date and Time – Wednesday, Aug 05, 2026, 6PM via Zoom.

10. Adjournment

Michele M. moved to adjourn, and Tom Johnson seconded the motion. The meeting of the Suntree Estates board adjourned at 7:10 PM.

Respectfully submitted,
Pat Gachet, Secretary
Suntree Estates HOA

Appendix A

***Suntree Estates Homeowners Association
Account Balances as of: 4/30/2026***

Operating Account:	\$26,978.82
Reserve Account:	\$12,428.90
Total:	\$39,407.82