

Two Sunset Pointe HOA
Board of Directors Meeting Agenda
Thursday, April 27, 2023
6:30 PM

Variance Request Hearings at 6:15 pm. Open Session will be called to order at 6:30 PM and will immediately recess to Executive Session.

Open Session will reconvene at 7:00 PM for homeowners to join.

**Downstairs in the in the Conference Room of The Rec at The Lakefront - Little Elm Recreation Center,
303 Main Street, Little Elm, TX 75068, or via Teams at: [Click here to join the meeting](#) |**

Meeting ID: 240 053 490 89 | Passcode: iyfyU7 | [Download Teams](#) | [Join on the web](#) | [Learn More](#) | [Meeting options](#)

- I. Call to Order
- II. Recess to Executive Session
- III. Executive Disclosure
 - A. Executive Session Disclosure
 - B. Ratify Executive Session Actions
- IV. Board Meeting Minutes Approval - Thursday, March 16, 2023.
- V. Management Report
- VI. Old Business
 - A. Phase 3 Updated Monument Lighting Quote.
- VII. New Business
 - A. Pool Roofing Repair Proposals for all Four Pools from Roof Inspection.
 - B. Pool Fence Painting Proposals.
 - C. Fence Stain Estimate - Sunflower from Osage to Marlin.
 - D. Brick Perimeter Wall Repair Proposal.
 - E. Irrigation Install at 423 and Sunflower Proposal.
 - F. Landscape Improvements at 423 and Sunflower Proposal.
 - G. Sod Improvements at 423 and Sunflower Proposal.
 - H. Dawn Mist Parking Lot Joint Repair Proposals.
 - Pavement Services – 1,850 ln. ft. expansion joint, control joint, and irregular cracks.
 - Anderson Paving - 650 ln. ft. expansion joint, 912 ln. ft. control joint, 380 ln. ft. irregular cracks.
 - Master Mastic – 1,550 ln. ft. expansion and control joint, 480 ln. ft. sidewalk joints, 426 ln. ft. irregular cracks.
 - I. Reserve Study Proposals
 - J. Cove Swim Lessons Proposal
 - K. Seabrook Pool Wall and Sidewalk Proposal
 - L. Dawn Mist Spray Park Resurfacing Proposal
- VIII. Committees
 - A. Reports
 - Social Committee
 - Building and Grounds Committee
- IX. Communications
 - A. None
- X. Open Forum – Q & A
 - A. Homeowners may email questions in advance to manager at t.mcconville@sbbmanagement.com.
- XI. Adjournment

Location: 303 Main Street, Little Elm, TX 75068