

**Office Hours**  
Monday-Thursday 8:30-5:30  
Friday: 8:30-5:00



Diane Barta, Community Manager  
d.barta@sbbmanagement.com  
Natalie Guyton, Administrative Assistant  
n.guyton@sbbmanagement.com  
Richard Lester, Compliance Coordinator  
r.lester@sbbmanagement.com



## Board Meeting November 12, 2020



During last night's Board of Director's meeting, all board members were in attendance, along with Diane Barta, Onsite Community Manager and Richard Lester, Compliance Coordinator. In

addition, 4 homeowners attended the virtual board meeting that was held over Zoom.

Diane Barta, On-site Community Manager, read aloud the Executive Disclosure, which recaps all actions taken during the Executive Session portion of the meeting.

During the Manager's report, Diane provided a brief update on the Financials for October stating that the total Cash and Investments were: \$ 4,064,072, which the total makes up the Operating Account of \$2,992,811 and the Reserve Account of \$1,071,261.

Diane updated the Board about leak detections for the pools at Leisure Lane and Bahia Rio, repairs of the Bahia Rio pool retaining wall, repairs of a second weir at the retaining ponds, repairs of parking lots at each pool area, replacement tree plantings, holiday decorations, and holiday contests for homeowners. Richard updated the Board on the number of violations and ARC requests for October.

During the meeting, the Board approved the selection of Kimley Horn to develop a master plan for community enhancements. The Board also approved charters for two Ad Hoc committees to develop new rules and regulations and to update the design



## Assessments



**Assessments  
Due January 1,  
2021**

Next assessments will be due  
January 1, 2021.

**Payment  
Options**

## Bulk Trash Pick Up November 16

The next scheduled pickup is on  
November 16, 2020 for sections  
of the community West of Little

guidelines. Members of each committee were also approved by the Board.

The meeting was adjourned at 7:28 PM.

To read the full minutes of all approved minutes of the Board meetings, please go to [www.twosunsetpointe.com](http://www.twosunsetpointe.com).

If you have any questions, please feel free to contact the HOA at 469-362-0580, [d.barta@sbbmanagement.com](mailto:d.barta@sbbmanagement.com), or [n.guyton@sbbmanagement.com](mailto:n.guyton@sbbmanagement.com).

All the best,  
Diane

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## Holiday Lights Contest



Once again, the Two Sunset Pointe HOA is asking you to show us your holiday spirit! Owners can submit photos of their holiday lighting displays from now until Wednesday December 9, 2020 for a chance to win gift card prizes!

Please email photos of your light displays to [r.lester@sbbmanagment.com](mailto:r.lester@sbbmanagment.com) with *Holiday Lights* in the subject. Please include your property address.

Owners will be able to vote on their favorite display at the [twosunsetpointe.com](http://twosunsetpointe.com) website from Friday December 11 until Thursday December 17. Winners will be announced on the December 18th eblast.

First place winners will receive a \$100 Amazon gift card. Second place receives a \$50 Amazon gift card. The two runner ups will receive \$25 gift cards.

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## Lip Sync Battle: Holiday Edition



It's that time again! The Two Sunset Pointe HOA is looking for lip sync videos to your favorite holiday songs!

Families will create a lip sync video not to exceed 2 minutes, and enter for your family's chance to win a \$100 gift card prize. Bonus points will be given for syncers dressed in their holiday best!

All entries must be submitted by Monday, December 14, 2020. Winners will be announced on the Friday, December 24, 2020 eblast!

Elm High School. Remember, items should not be placed on the curb until 7 AM on the Saturday before pickup.



There's always something going on in Lakefront at Little Elm, no matter the season!

**Magic of Lights**  
November 20

**Christmas At The Beach**  
December 5

**Lakefront Polar Plunge**  
January 9

[Click Here For More Information](#)



Remember, only an adult may enter the video and by entering your video, you are providing the HOA permission to use your video on the eblast and website. Please make sure you provide us with your address and email!

Please submit your video to [lester@sbbmanagement.com](mailto:lester@sbbmanagement.com) with *Lip Sync* in the subject.

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## New Homeowner Portal Layout



Through your portal you can see your assessment, make payment, apply for architectural modifications, communicate with your community manager, and much more!


You can log in to <https://owner.sbbmanagement.com> to access your portal.

[Click here for detailed instructions on how to make payments.](#)

[Click here to watch a short video tutorial of the new web portal.](#)



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 The onsite staff is working daily to assist the residents of Two Sunset Pointe. The staff is available to answer your questions by calling 469-362-0580 from 8:00 AM to 5:00 PM, Monday through Friday.

If you would like to drop off your assessment check to the HOA office, please make sure that it is payable to Two Sunset Pointe HOA. Also, make sure your address and account number is included. If you do not have your account number, you may contact the HOA office and one of the staff members will be happy to assist you.

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### Two Sunset Pointe HOA

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Us

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