

**SUNRISE LAKES PHASE 4 RECREATION DISTRICT
BOARD MEETING**

1. Call Meeting to Order - 09:52AM
2. Roll Call - Defer to Assoc. Meeting all present
3. Motion To Approve Jan 17th Meeting Minutes (1) C.V (2) G.S Passed unanimously
4. Motion To Approve Agenda (1) M.P. (2) L.D.
5. Treasurers Report -Y. Hepler
6. Manager's Report (see below*)
7. Chair Person's Report
8. Social Directors Report
9. Elections - Attorney commented Elections - Final vote accepted on 2//23 05:00PM. Votes will be picked up by attorney and tabulated by the attorney. This year the new process of mailing in ballots allowed a bigger window for owners to vote as opposed to voting taking place on a specific date. Elections result will be presented on Friday 2/24.

(*) Managers' Report February 21, 2023

Sunrise Lakes Phase 4 Recreation District

The following will summarize activities since our last report January 2023

Main clubhouse

- Working with Russell's Pool Service and State to allow nighttime swim @ Clubhouse
 - Requires installation of addition (hurricane rated) poles
 - Light must overlap and be on average >3 ft. candles on deck
 - Requires new engineer survey to validate
- Main entrance landscaping enhanced. This is Phase 1
 - Phase 2: Sod and mulch-reduce the erosion & improve entrance
 - Phase 3: Improve curb appeal-monument sign corner of Sunrise/Nob Hill
 - Phase 4: Repair/replace fountain pump at Nob Hill entrance and Golf Office entrance
- Repair walkways that have tree root damage-pending BOD approval
- Repaired pool deck areas between concrete slabs

Satellites

- Satellite 4 pool resurfacing from green to blue (diamond brite) underway-in 2nd week
- SAT 4 & 5 bathroom remodel tentatively scheduled for March 6th pending approval

- HD Camera upgrade approved, waiting on equipment delivery, installation

Common Areas

- Lobby furniture expected to deliver Thu/Fri February 23-24
 - Announcing Grand Re-Opening of Clubhouse Saturday 25th details TBD
- Plan to paint interior walls of lobby-colors TBD
- Pool furniture repairs completed

General

- Golf Carts – our fleet is old and will need to replace 1-2 carts this year-bids pending
- 3/12/23 Extended pool times to 7:30pm due to Daylight Savings Time

We thank you for your continued support and confidence as your District Manager.

Respectfully submitted,

Joseph Mallen

Sunrise Lakes Phase 4 Recreation District
District Manager

Old Business

**Recommendation for selection of New District Auditor -
Motion to Approve New District Auditor - (1) G.S. (2) J.DP.) Passed Unanimously**

Discussion - The District by mutual, agreement was released of its 3 year contract with Horkey & Associates (1 year left on contract).

Discussion : Request For Proposal (RFP) submitted on DemandStar. Received one bid online and 2 offline. Grau & Associates, Ron Weinbaum CPA, Alan Jowers CPA. Ron Jowers failed to submit completed bid and could not be considered. Committee members ('Seth Behn, Yvonne Hepler & Joe Mallen) recommendation to Board was the firm of Grau & Associates (Three year contract avg \$14,000 yr. Savings to District of \$6,000).

Motion To Approve - Settlement Document "Pritts" Litigation - (1) C.V. (2) L.D. Passed Unanimously.

Discussion - In 2016 a 20 year contract was approved by Board for annual preventive maintenance to main clubhouse roof. Historically, year over year, the clubhouse has incurred flooding from roof, adding additional cost to the District above and beyond the cost of the Pritts contract. District Attorney reviewed contract and approved letter of cancellation of contract. Pritts filed a lawsuit for breach of contract. Remaining payment on remaining 13 years approximately \$25,000. Board Supervisors voted to settle lawsuit for \$10,000.

New Business

Motion To Approve Egis Insurance Proposal For March 13th to October 1st 2023 - (1) M.P. (2) C.V. Passed unanimously.

Discussion - A presentation was given by representative of Egis Insurance Co. The new proposed insurance quote came in \$52,000 below last years premium. The decrease was due to the ability of the District to participate in group insurance offered only to Districts in the State of Florida. The District

would be insured under one carrier versus several carriers with varying policies and expiration dates throughout the year. The proposed policy will align itself with the District's fiscal year budget. Also, there are no limits on the aggregate amounts (not capped). Increase coverage. The District has sovereign immunity, caps off all lawsuits at \$300,000 as opposed to the 1,000,000/3,000,000 in previous coverage.

Motion To Approve Cerrato Group Remodeling Sat 4 & 5 Bathrooms \$13,000 - (1) M.P. (2) C.V. Passed unanimously.

Motion To Approve Materials From Floor & Decor \$9,000 - (1) G.S. (2) L.D. Passed unanimously.

Motion To Approve NY Rapp 2023/2024 Contract - (1) M.P. (2) C.V

Discussion: Comments were made regarding the cost of the acts in theater. The theater acts are producing losses, some as great as \$8,000. Ballroom events were profitable and some events subsidized the losses in the theater. It was suggested by Supervisors that the District hire local bands which will produce equivalent income at little or no cost. Consideration was given to current maintenance increases as well as future increases and the ability to sustain the loss without increasing the user fee for the clubhouse and satellites. Show times and transportation for the owners were also discussed as a venue to increase sales. Board agreed to table the matter to the March 21st meeting. In the interim, Marian will look for local acts to increase sales.

Motion To Approve Transfer of Capital Funds into PAB MM & Short Term Financial Instruments - (1) G.S. (2) L.D. Passed unanimously

Discussion - Capital Funds in Popular Association Bank and checking account will be granted a special mm rate of 3.25%. Currently the funds are not producing interest income. This will be a great financial benefit to the District. In the future District will be reclassifying funds to short term CD's in order to take advantage of the increasing interest rates. This can result in interest revenue of \$75,000 to \$100,000 annual.

Motion To Approve Wine, Beer & Prepared Foods in Multipurpose Room - (1) C.V (2) G.S.

Discussion - Activities held in the large multipurpose room, such as club or group meetings, will be allowed to have beer & wine and prepared foods. Under no circumstances will catered hot foods be allowed.

Motion To Amend R&R To - "Main Clubhouse Guests Under The Age of 18 Must be Accompanied by an Adult". (1) G.S. (2) M.P. Passed unanimously

Good & Welfare

Adjourn meeting - 11:36AM