

**Sunrise Lakes Phase 4 Recreation District**  
**Meeting Minutes**  
**Tuesday, November 20, 2018**

- Meeting Called to order at 9:30 AM by Chairperson Jack Meehan.
- Pledge of Allegiance
- Supervisors in attendance were Jack Meehan, Stan Leibowitz, Steve Salkin, Sandra Hankin, Robert Mendelow and Sheila Portney. Also, in attendance are Kim Juda and Thomas Angelos.

### **Approval of Prior Meetings Minutes**

**Motion 1:** Sheila Portney motions to accept the minutes from the October 16, 2018 meeting. Stan Leibowitz seconds. All in favor, motion passed. Minutes accepted as presented.

### **Manager's Report**

The final roof payment has been made with deductions for damages resulting from post construction roof leak. Included in the package are updated proposals for automatic door openers. Bids published for a projector for theater, 2 responses have been received. Notice was published for Satellite 1 & 2 roofs, 3 bids received. Bids published for the satellite 5 pool, no bids received. Bids published for the satellite camera system, no bids received. The attorney retainers and paperwork are all signed and accepted. There will be no December meeting. Rules & Regulations suggestions from Board are included in package. Notice of accepting bids published for printing of newsletter, no bids received. Management contract included for vote, would be effective December 1<sup>st</sup>. Juda Eskew will follow through with 2019 election. No December meeting.

### **Treasurer's Report**

Stan presents the financial report.

### **Chairman's Report**

Jack reminds everyone that there is no political activity allowed at the satellites or clubhouse.

### **Old Business**

**Motion 2:** Jack Meehan motions to accept the contract for management presented by Consolidated Community Management. Stan seconds. All in favor. Motion passed.

Rules & Regulations

Brief discussion of the changes to the rules & regulations that were suggested by the various supervisors. Stan suggest reviewing these with the rules committee. Kim suggests that we add back verbiage from rules & regulations written by Denise Ganz regarding the resolution to allow purchasing of guests passes.

**Motion 3:** Jack Meehan motions to adopt the rules & regulations as presented at the October 16<sup>th</sup> meeting, with an amendment to include the verbiage from rules & regulations written by Denise Ganz regarding the resolution to allow purchasing of guests passes. Stan Leibowitz seconds.

A unit owner asked about the rules and if the public can be advised of what they are. Jack explains that all the rules were published, and the rules committee had meetings.

All supervisors in favor of motion 3. Motion passed.

**Motion 4:** Bob Mendelow motions to accept the proposal from Stanley to install automatic door openers in the main clubhouse for \$5,550. Jack Meehan seconds.

Stan suggests we add safety sensors to the install, and that we increase the allocated price for this proposal by \$1,000 for a total allowed price of \$6,550. Bob and Jack agree.

All supervisors in favor of motion 4. Motion passed.

**Motion 5:** Stan Leibowitz motions to table the discussion of the Satellite 1 & 2 roof proposals until the next meeting. Steve Salkin seconds. All in favor. Motion passed.

**Motion 6:** Jack Meehan motions to accept the proposal from CCS for the installation of a new projector in the theater. Stan Leibowitz seconds. Al in favor. Motion passed.

## **New Business**

### **Towing Policy**

As it stands, there is no formal towing policy. There is no signage, no contract with any towing company. The board agrees they will discuss with new management to develop a policy.

## **Good & Welfare**

Robert Zwerin – Robert says that the pool tables are in need of a few minor repairs and should be calibrated. He spoke with the vendor who overhauled them last time, and it would be \$510 to tune up all tables. Jack says he will let management take care of. Mr. Zwerin also asks about the blinds in the Billiard room.

A unit owner asks about the shuffleboard courts at Satellite 3. Says the umbrellas are in need of repair as well. Jack explains umbrellas are being replaced.

Jack Meehan brings up a situation where fake guest passes were being printed and used at a satellite.

Steve Salkin suggests that we send paper copies of Board Packages to the Board the Friday before the meeting.

Jack Meehan says we need other bids for the Satellite 5 pool renovation before we can vote to approve it.

Adjourned at 10:24 AM