

**SUNRISE LAKES RECREATION DISTRICT
BOARD OF DIRECTORS MEETING MINUTES**

January 21, 2020

9:30 AM

Present	
<p style="text-align: center;">Board of Directors:</p> <p>Chairman: Steve Salkin Vice Chairman: Sandra Hankin Secretary: Robert Mendelow Treasurer: Stanley Leibowitz Supervisor: Laurence Checca Supervisor: Sheila Portney</p> <p>Absent:</p>	<p style="text-align: center;">Representing Consolidated Community Management, Inc. (CCM):</p> <p style="text-align: center;"><u>Property Manager:</u> James Miles</p>

MEETING ACTIONS

CALL TO ORDER:

Steve Salkin called the meeting to order at 9:30 AM

CERTIFYING A QUORUM PRESENT:

A quorum of the Board was present.

PLEDGE OF ALLEGIANCE:

All members stood for the Pledge of Allegiance.

READ OR WAIVE PREVIOUS MONTH MINUTES:

Larry Checca made a motion to approve the minutes as submitted. 2nd by Stan Leibowitz. Motion passed unanimously.

Chairman's Report:

Steve Salkin read an email from the attorney regarding the MRTA update

Good morning. I wanted to let you know that we Fed Ex'd the revitalization package yesterday and DEO received it today. DEO will have 60 days to review (so March 10, 2020 is their deadline). I expect that they will take the full 60 days because it is such a large package.

Once DEO approves the revitalization, I will send you the Certificate of Revival which will have to be notarized by the President and Secretary of the Association. We will have 30 days after DEO approval to record the Certificate of Revival, and index all of the Owners names.

We will start the process of determining the cost to record and index the names. Note that the indexing fees are \$1 per name, so we will have to count the names on the Owner's list in order to calculate the cost to record. We will have all of that ready before DEO's 60 day deadline.

We have also spoken to the Broward County Clerk of Court and they have assured us that they can get the names indexed within 3-4 days after receipt of the document to be recorded, so there should not be an issue with getting the document recorded within the 30 day deadline, as long as we can get the check and signed Certificate of Revival quickly after we send to you.

Treasurer's Report

Stanley Leibowitz gave the Treasurer's Report

Sunsie Lakes Phase 4 Recreation District
Financial Narrative Report
November 30, 2019

Cash Balances at November 30, 2019

Popular Community Bank - Operating	\$ 482,281
Popular Community Bank - Capital Projects	837,813
BB&T - Capital Projects	62,660
Popular Community Bank - Payroll	149,515
Total Cash - General Fund	1,532,269

Total general fund expenditures for the month are \$156,871 against a budgeted amount of \$181,848 resulting in a balance under budget of \$24,997 for the month of November and over budget \$30,836 for the 2 months ended November 30, 2019.

<u>Capital Projects</u>	<u>Remaining</u>
Main Clubhouse Roof	68,423
Main Clubhouse Mansards	34,500
Electrical Efficiency Program	21,186
Operating Capital	241,904
Roofing - Satellites 1 & 2	(1,016)
ADA Parking Lots	293,802
Satellite Projects	173,784
Satellite 5 Pool Renovation	33,362
Satellite Landscaping	30,000
Interest	4,529
Total	900,474

Managers Report:

Jim Miles Read the manager's report

Managers' Report January 21, 2019

Sunrise Lakes Phase 4 Recreation District

The following will summarize activities since our last report dated November 19, 2019

Projects Underway:

All landscaping and irrigation projects have been put on hold until after finalizing the MRTA project

Water Intrusion Heavy Rains

The leak has been found and we have ordered the replacement Fan / Fan housing. The fan has been installed.

The leaks in the Billiard room have been identified as originating at or near the roof drain assemblies on the underside of the roof. Infinity came out to the property on January 2nd and did a water test on the drains over the billiard room. They found that the screws on some of the drains were stripped causing a gap. Pritts has been notified as this should be a warranty issue.

Sidewalk Trip Hazards: Three slip and falls have been reported, insurance company is on notice of incidents.

UPDATE: Gemstone has completed the sidewalk work. We are working with the city to close out the violations.

We have hired an engineer to do the site-plans for the pool deck area. As soon as we receive the new site map we will forward to A Plus and the city for permitting.

Work Orders:

Maintenance staff has been working on some large projects

- Painting all the railings at main clubhouse and all of the satellites has started and almost done
- Installing and painting the new baseboards at Satellite 4 this has been completed

- Pressure cleaning areas around all the satellites and clubhouse. Started and will finish when all the railing are painted

Pool surface and deck repairs permits are now in process.

PENDING:

Satellite 5 Pool Surface, Pool Deck Bids	February 2020
Water Use Permit ownership transfer	January 2020

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

Respectfully submitted,

James R. Miles

Sunrise Lakes Phase 4 Recreation District
District Manager

NEW BUSINESS:

Attendance at the shows:

Lawrence Shecca gave an update report on the show attendance. Discussion to do a loop to advertise the shows for the season. This would be a movie clip playing not just a picture on the screen advertising. The idea is to let people see a trailer to hopefully get more attendance. Lawrence made a motion to spend 500.00 for the season to do this. Sandra Hankin 2nd the motion. The motion passed unanimously.

OLD BUSINESS

None

GOOD AND WELFARE:

The floor was opened up to the residents.

Resident wants permit number for satellite 5 pool work. Will have posted on the website.

Have entryways signs cleaned up for weeds

Put satellites 1, 2 and main clubhouse first on list for landscaping after MRTA is finished.

ADJOURNMENT:

Lawrence Checca made a motion to adjourn the meeting at 10:03 am Stan Leibowitz 2nd the motion. Motion passed unanimously.

NEXT MEETING DATE: February