

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, March 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.

Presentation from Sunrise Police Department

The Sunrise Chief of Police, Anthony Rosa, along with other officers with the Police Department, gives a presentation on the current state of affairs in the City. They explain how to stay safe in Sunrise Lakes, how to avoid scam calls, and how to communicate with them if need be.

Presentation by Ronald D'Anna

Mr. D'Anna presents his proposal to the Board of Directors. He highlights his past experience in and out of court, some of the cases he has worked on. He believes he could adequately represent the district. He assures that if he represents the District, he will not represent any other clients in Sunrise Lakes Phase 4. He gives details on his firm and explains the opinion letter he wrote.

Approval of Prior Meetings Minutes

M1: Jack Meehan motions to accept the minutes from the February 20, 2018 meeting. Seconded by Steve Salkin. All in favor. Motion passed.

Manager's Report

Roofing for Main Clubhouse is in progress, we are currently waiting on the engineer to provide specification for Phase 3 of the project. Frank, Weinberg & Black was able to procure copies of the original architectural drawings of the all the satellites except satellite 2. Will be getting copies of the drawings for the main clubhouse and will have them scanned to electronic copies. The air conditioning unit for the billiards room has been installed. The unit for the theatre is still on back order for another 6-8 weeks. Stan will give an update on preventative maintenance. Satellite 3 concrete work is in the final stage of permitting. Satellites 1 and 2 roof repairs will be advertised for bids again once roof specs are received from the engineer. It is almost time to start putting together a show package for the upcoming season. We have audio files for every meeting going back to September 24, 2015. We have reached out to the auditor and stressed the importance of wrapping up the audit for the year ending September 30, 2017. Arbitrage report has been completed and will be filed and paid. The next time an

arbitrage report has to be done is 2023. Kim explains that she does not wish to renew the contract for District Management. The accounting services will remain the same.

Treasurer's Report

Stan Leibowitz gives the Treasurer's Report.

Reconsideration of Prior Vote for Attorney Services

Steve Salkin recommends the Board to reconsider the motion made on November 21, 2017 to hire Ronald D'Anna as the District attorney.

Steve believes Ron D'Anna will represent the District effectively, and is satisfied with the way he handles conflicts of interest. Stan asks if we are sure Mr. D'Anna is the attorney we wish to represent the District. He understands that switching attorneys is an option, but he would not vote for D'Anna for various reasons. Sandra explains that she thinks the District should try another attorney.

M2: All in favor except Stan Leibowitz and Jack Meehan.

New Business

Committee on Forming Rules for Satellite Usage: Sandra will be moving forward.

The Board discusses options on hiring a new District Manager. Stan recommends the South Florida Cooperator.

M3: Stan Leibowitz motions we publish notice of acceptance of applications/proposals for a District Manager which holds a CAM license. Steve Salkin seconds.

The board would like to make it a requirement that the applicant hold an active Community Association Manager license.

All in favor, motion passed.

M4: Jack Meehan motions to publish notice of acceptance of applications for a maintenance staff member. Steve Salkin seconds. All in favor. Motion passed.

Good & Welfare

Cindy Pardo – There is a leaky outdoor shower and a toilet in the ladies room which runs a lot in Satellite 5. She asks if the Board will consider landscaping the main clubhouse pool.

Robert Zwerin asks about mulch at the satellites. He asks if the District has a maintenance contract for the AC units. He asks about a bike rack for the front entrance of the Main clubhouse. Jack says there is a bike rack at the rear entrance, that's where the bike rack will stay.

Another unit owner says we need landscaping at the main clubhouse pool.

Maria – Latin Club: Her club uses the facilities and she feels like there is unfair treatment. The board explains that everyone is treated the same. They are in process of developing a formal policy for facilities usage.

Fred Weissbaum: He asks if irrigation will be included in the next agenda. He asks about access to satellites with ID cards. The board explains this is one of the issues they will bring to the new attorney.