

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, August 21, 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 – Plastridge Insurance

Brendan Lynch highlights some changes that Plastridge has made in the District's and Association's policies. Neither the fitness center nor the lakes were included in the District's prior policies. He also corrected an error with the theater's policy.

Presentation – Engineering Firms for ADA Project Management

O&S Associates presents first. Steve Salkin asks if ADA compliance is required by federal law. Tariq Wasti explains that you can't be forced to comply but if you're out of compliance it may open you up to potential legal problems. Steve asks if it's possible to accommodate complaints on a case by case basis. Tariq explains yes that's acceptable. Jack Meehan asks if this is the type of compliance where people go looking to see if an entity is out of compliance so they can sue. Tariq says yes. Stan asks if they can provide the Board with a round estimate of total costs. Jason Borden says they should keep a number of about \$5 million but it could go up or down. Their fee is a flat fee for planning. Construction management is hourly.

M. Architectus presents next. Don Sullivan explains that their proposal is broken down in to Phases. Stan asks if this includes project management. Don explains that it does not. Only includes planning to get them to the permitting phase. They could evaluate bids for no fee. They also include 6 visits to the District at no charge. They cannot provide an estimate of costs to complete.

Approval of Prior Meetings Minutes

M1: Jack Meehan motions to accept the minutes from the July 17, 2018 meeting. Seconded by Stan Leibowitz. All in favor. Minutes accepted as presented.

Manager's Report

Phase 3 of the roofing project is almost done. We are holding off on final payment to make sure District is reimbursed for all the AC expenses that were incurred. Stan is working on preventative maintenance. ADA representatives are coming in today to answer questions on their proposals. Ad has been posted in

newspaper for the repair of Satellite 5 pool. Entertainment ticket sales are taking place. District management proposals are on the agenda. Also on the agenda is consideration of a proposal for a new sign, as well as a proposal for lake renovation. The first reading of the proposed 2018-2019 budget is on the agenda.

Treasurer's Report

Stan Leibowitz gives the Treasurer's Report.

M2: Jack Meehan motions to seek different engineering firms for roof specifications on Satellites 1 and 2. Steve Salkin seconds. Stan asks if we have a contract. Kim explains that we do but we can most likely get out of it for non-performance. All in favor. Motion passed.

Old Business

M3: Jack Meehan motions to accept TD Sunshine's proposal for District Management. Steve Salkin seconds. The Board discusses the proposal. Votes are 3 yes (Stan, Jack and Steve) and 3 no (Sheila, Bob and Sandra). Motion denied.

Steve explains there is a conflict of interest with having CCM as the District Manager as they manage Inc. 1.

M4: Steve Salkin motions to re-consider the vote on motion 3. Jack Meehan seconds. Votes are 4 yes (Stan, Jack, Steve and Sandra) and 2 no (Sheila and Bob).

M5: Stan Leibowitz motions to accept TD Sunshine as the District property manager. Jack Meehan seconds. Votes are 3 yes (Stan, Jack and Steve) and 3 no (Sheila, Bob and Sandra).

M6: Sandra Hankin motions to accept CCM's proposal for District Management, negotiate an agreed contract before bringing the contract before the board, signing it and hiring CCM as the manager. Sheila Portney seconds. All in favor. Motion passed.

M7: Steve Salkin motions to accept Signarama's proposal for a new sign for the Main Entrance. Stan Leibowitz seconds. All in favor. Motion passed.

Steve Salkin goes over the proposals submitted by Creative Landscaping for landscape improvements at Satellites 1, 2 & 3.

M8: Stan Leibowitz motions to go out to bid for landscaping improvements for Satellites 1, 2 & 3 based on the proposals submitted by Creative Landscaping and to create a line item in the budget for Satellite landscaping improvements for \$30,000 per year. All in favor. Motion passed.

New Business

Stan Leibowitz performs the first reading of the Proposed budget for the year October 1, 2018 to September 30, 2019 which is revised to include a \$30,000 line item for Satellite landscaping. The board discusses the budget. Steve Salkin expresses concerns about ADA being included in the budget. Steve does not believe we should start such a large project.

M9: Steve Salkin motions to remove the line item in the 2018-2019 proposed budget for Special Projects – ADA Compliance. Bob Mendelow seconds. Votes are 4 yes (Sheila, Bob, Steve and Sandra) and 2 no (Stan and Jack). Motion passed.

M10: Steve Salkin motions to remove the line item in the 2018-2019 proposed budget for Special Projects – Satellites 1 and 2 roofing. Bob Mendelow seconds. All in favor. Motion passed.

M11: Steve Salkin motions to rename the line item in the 2018-2019 proposed budget called “Special Projects – Satellite 3 roof” to be called “Satellite Projects”. Jack Meehan seconds. All in favor. Motion passed.

Jack Waller presents a proposal for pond rehabilitation for the ponds located behind the buildings in Inc. 1. Inc. 1 would agree to share 50% of the costs. This is tabled until the next meeting.

Adjourned at 12:51 PM