

**SUNRISE LAKES PHASE 4 RECREATION DISTRICT
BOARD OF DIRECTORS MEETING MINUTES**

August 18, 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> <p>Also present: James Nyquist & Marian W.</p>

MEETING ACTIONS

CALL TO ORDER:

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

CERTIFYING A QUORUM PRESENT:

A quorum of the Board was present.

READ OR WAIVE PREVIOUS MONTH MINUTES:

Sheila made a motion to approve the minutes from the June meeting. 2nd by Stan motion passed unanimously.

Treasurer's Report

Stanley Leibowitz gave the Treasurer's Report for June

Sunrsie Lakes Phase 4 Recreation District
Financial Narrative Report
June 30, 2020

Cash Balances at June 30, 2020

<u>Petty Cash</u>	\$ 400
Popular Community Bank - Operating	\$ 623,606
Popular Community Bank - Capital Projects	\$ 973,847
BB&T - Capital Projects	\$ 62,664
Popular Community Bank - Payroll	\$ 113,451
Total Cash - General Fund	<u>\$ 1,773,968</u>

Total general fund expenditures for the month are \$121,587 against a budgeted amount of \$181,848 resulting in a balance under budget of \$60,261 for the month of June and under budget \$204,566 for the 9 months ended June 30, 2020.

<u>Capital Projects</u>	<u>Remaining</u>
Main Clubhouse Roof	-
Main Clubhouse Mansards	223,673
Electrical Efficiency Program	21,186
Operating Capital	241,904
Roofing - Satellites 1 & 2	(1,016)
ADA Parking Lots	401,721
Satellite Projects	130,376
Satellite 5 Pool Renovation	(15,977)
Satellite Landscaping	30,000
Interest	4,644
Total	<u>1,036,511</u>

Reading of the 2020-2021 Rec District budget

Stan read the budget for the next year which is posted on the District website.

Managers Report:

Jim Miles Read the manager's report

**Managers' Report August 18, 2020
Sunrise Lakes Phase 4 Recreation District**

The following will summarize activities since our last report dated June 16, 2020

Projects Underway:

There have been so many little items that the staff has been working on and accomplishing that there are too many to list everything.

Satellites

- The new landscaping for satellites 1,2,3 is done
- Satellites are being painted on the interior

Main clubhouse

- The billiard room is done
- Drapes for the theatre are ordered
- 2 tv's have for the main clubhouse have been installed
- Insurance claim has been turned in – waiting on response from insurance
- New water fountains installed and tile installed
- Golf shop floor has been replaced

Common Areas

- 3 pools are open for residents
- Tree bids are coming in – (or in by meeting date)
- James and Steve will be doing a walk through with staff to go over all areas

Water Use Permit

Letters and reports are complete and this is closed out.

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

Sunrise Lakes Phase 4 Recreation District
District Manager

Old Business

Reconsider vote to go out for bid for management company

Larry made a motion to reconsider the vote for going out for bid for a new management company. 2nd by Stan. After board discussion the amendment was to not go out for bid as CCM was able to revise their contract to stay under a 10% increase and provide 3 days a week on site 4 hours a day. The Motion passed unanimously.

NEW BUSINES:

Opening of facilities

- Bob made a motion to alternate opening of the pools at Satellites 1 & 2 alternate months 2nd by Sheila. After discussion with the board and no comments from the residents the motion was passed unanimously.
- Larry Made a motion to alter the pool schedules so that there is always one pool open each day of the week. 2nd by Bob. Motion passed unanimously.
- Stan asked about opening the billiard room. After looking at the executive orders it appears based on the wording the billiard room falls under the area of items that are not able to be opened up at this time.

Issue New Membership cards:

Larry made a motion to issue new membership cards for the whole community. 2nd by Sandra. Discussion among the board was to make sure that the cards included a reader so that residents would be able to use them for access to facilities as well. Motion passed unanimously.

Website:

Stan address the board regarding the community website. The association is currently paying around 15,000 a year. He did some research and feels if the association were to change to the same type of format as they have in the incs they could save a lot of money.

Stan made a motion to go out and get bids to see the prices if doing it we do it over Juda would be cheaper. 2nd by Sandra. Motion passed unanimously.

Employee bonus:

Stan made a motion to give a bonus of 200.00 to each full time employee and 100.00 for each part time employee for all the extra work they have done during the pandemic. The staff has gone above and beyond to get a lot of work and upgrades to the clubhouse and satellites. 2nd by Sandra. Motion passed unanimously.

Religious events:

Sandra asked for this time to be tabled at this time as the clubhouse is still closed. The board agreed.

Clubhouse Floor:

The tile is coming up from the floor and needs to be replaced. This item is still on hold as it is with the insurance company.

Open bids for tree trimming

2 bids were received.

Cutters Edge is 18,360.00

Palm & Turf is 16,780.00

The board will review to make sure the proposal are comparable

GOOD AND WELFARE:

- Sandra brought up some information about increases to security and insurance that need to make sure are addressed in the budget
- Residents asked for clickable link for zoom be on website
- Residents asked to have classes listed on website
- Residents asked if one pool could be opened earlier for residents that like morning hours
-

ADJOURNMENT:

Sheila made a motion to adjourn 2nd by Bob motion passed unanimously at 10:45AM

NEXT MEETING DATE: September 15, 2020