

**SUNRISE LAKES PHASE 4 RECREATION DISTRICT  
SPECIAL MEETING MINUTES ON  
TUESDAY JULY 12, 2022, 11:00 A.M.  
10102 SUNRISE LAKES BLVD.**

1. **Call Meeting to Order 11:05AM**
2. **Pledge of Allegiance**
3. **Roll Call - Supervisors present Monica Portela, Glenn Stricklin ,Yvonne Hepler Jorge De Pino. Not present Charlie Venticinque and Checca - Quorum met**
4. **Motion To Approve Agenda -  
*Motion To Approve Agenda - Monica Portela, 2nd Glenn Stricklin -  
Passed unanimously.***

**Old Business**

**Budget -**

Yvonne Hepler spoke about the budget process. She stated there were three proposals on the table.

- The first proposal contained insurance at an estimated cost of \$600,000.
- The second proposal reduced the insurance to \$500,000.

Both of the proposals above would increase the maintenance by \$12.55 and \$10.60 respectively.

- The third version the insurance increase would be funded using \$325,000 from ADA capital projects and would result in no increase to maintenance.

At the time that the Budget was being prepared the District had not received an insurance estimate from the Broker. There was some hesitancy in using the average year over year industry increase due to recent changes in the laws as a result of the Surfside tragedy which have resulted in exorbitant insurance rates and many carriers leaving the State of Florida, which also has had an impact of the cost of insurance.

Insurance analysis was conducted by Yvonne Hepler . The current year insurance was budgeted at 225,000 but unfortunately, due to increases will come in at \$316,000. Based on the analysis the forecasted cost of insurance for the next fiscal year would come in at around \$400,000. The District opted to add an additional \$100,000 for any unforeseen increase. Other line items which received an increase based on YTD actuals and forecasting out through the end of the year were, Salaries, Repair & Maintenance, Security, professional fees and utilities. The ADA funds allocated for the next fiscal year would be instead moved to the general operating fund. This would leave approximately \$800,000 in the ADA Capital Projects Account. This would allow the District to focus on major R&M projects in the main clubhouse and satellites. The District would be in a much better position for the next fiscal year budget, where consideration will be given to the expiration of the Bond Payment.

The topic was opened to the board and the public for comments. There were some questions on the use of the ADA funds. The board explained that during previous meetings the matter of the ADA funds was discussed and it was determined that the cost to retrofit the main clubhouse to become ADA compliant was cost prohibitive. Any ADA improvements to the main clubhouse could result in a domino affect, where the district would be required to retrofit the entire clubhouse at a cost where funds from outside sources would be required to meet the requirements.

Comments made by the public were in favor of using the ADA funds to defray the cost of the increase. Comments were made by Liz Chapelle Linda Lupario, Sid Hepler, Roberto Block and Cindy Pardo.

Sue Hirsch commented on the possibility of the county requiring the district to become ADA compliant sometime in the near future. The attorney commented that this could be a possibility but the district would have to at the time decide whether to find other sources to fund the project or the district would have the option to resume depositing funds into Capital projects for ADA during their next budget planning.

**Motion made to approve the Budget Proposal that would not increase the maintenance - Monica Portela - 2nd by Glenn Stricklin. Roll call taken - Monica - Yes , Glenn - Yes, Jorge- Yes and Yvonne - Yes. Passed unanimously.**

### **Rules & Regulations -**

The floor was open to the Board for discussion on the rules and regulations brought forward by the committee. It was decided that the rules should be amended to include no commercial vehicles parked on property overnight unless authorized by the Board.

Yvonne mentioned that the use of the saunas have to be removed from the rules due to the fact that the insurance carrier was requiring that all saunas be now equipped with a fire sprinkler or shut down. Since the cost of retrofitting all 10 saunas with the fire sprinkler would be cost prohibited for the district, the decision was made to shut down the Saunas until further notice

It was also decided that the guest pass fees would increase from two dollars to three dollars.

Floor open to the public - comments made on overnight parking on Rec Property by Maryann Caseles.

**Motion made to increase guest fee from \$2.00 to \$3.00 - Glenn Stricklin.- 2nd by Monica Portela - Passed unanimously**

**Motion made to Approve Rules & Regulations - Monica Portela - Glenn Stricklin.- 2nd Passed unanimously**

**Roof Coping** - Engineer's Report - We are still waiting on Engineers Report. Vendor has not been paid balance of \$80,000.

**Infinity Roof** - Waiting on dates for start of work. Infinity will be correcting recent roof leaks. Bradley talked about Pritts 20 year contract for annual roof maintenance .He commented that Pritts states all leaks are exceptions. They will not honor warranties therefore, the District should consider canceling our 20 year annual roof inspection contract with Pritts.

## **New Business -**

### Tower Hill Insurance -

The insurance company has requested that all saunas be retrofitted with fire sprinklers. Please see notes above.

Show & Entertainments - Marian informed the Board that the "Real" Gipsy Kings will be playing in our theater on December 17th. The cost is under \$10,000.

Capital Projects - Yvonne inform the Board that surplus funds remaining in capital projects mansard would be used for main clubhouse updates. She read a letter from the accountant stating that it was safe to keep them there and just have a meeting noting that the original reason collected had been fulfilled and an operational change has made been made to re-purpose the funds. It would not be necessary to move the funds.

Good and Welfare - No comments

Adjourn Meeting 12:54PM Motioned Monica Portela - 2nd by Jorge De Pino - Passed unanimously.