

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, August 15th 2017

- Meeting Called to order at 9:30 AM by Chairperson Jack Meehan.
- Pledge of Allegiance

Roll Call

- Supervisors in attendance were Jack Meehan, Stan Leibowitz, Steve Salkin, Sandra Hankin, Robert Mendelow and Doreen Kay. Also in attendance are Kim Juda and Thomas Angelos.

Insurance Renewal

Brandon Lynch of Plastridge Insurance presents the insurance renewal proposal for the District. The yearly premium is approximately \$45,000 with the same 3% deductible they currently have. There is an option to reduce the deductible for additional premium.

M1: Stan Leibowitz motions to accept option #1: 3% deductible. Jack Meehan seconds the motion.

Robert Zwerin asks if there is sinkhole coverage. Brandon explains yes – is subject to deductible. A unit owner asks if Plastridge performs competitive bidding, Brandon explains they do.

All in favor. Motion passed.

Approval of Prior Meetings Minutes

M2: Jack Meehan motions to accept the minutes from the July 18th meeting. Seconded by Doreen Kay. All in favor. Motion passed.

Manager's Report

Phase 2 of the roof repair is in progress. A change order is required for approximately \$30,000 for better material. All leaks are being repaired by Pritts. Bids have been posted for an ADA Engineer. A worker's comp claim has been filed for Abe who hurt himself climbing a ladder which had been un-bolted. No additional bids have been received for Satellite work. We have received a previous contractor bid for concrete work at Satellite 3. The bond rating has been downgraded to BBB. Kim explained that the 2017-2018 Budget is much stronger and should bring the rating back up. An ad for new legal counsel was posted in the newspaper, no bids have been received. Denise Ganz was asked if an Inc. could hold a "private" meeting on District property. Denise responded that there are no rules that either allow or disallow it. Therefore, the Board should pass a resolution to update the current rules and regulations, as nothing is stated. Kim recommends we have an attorney write up a proper

resolution to revise the rules and regulations for this and to correct scrivener's for the daily user fee section that was inadvertently omitted during the last update of the rules and regulations.

Treasurer's Report

Performed by Stan Leibowitz.

Stan performs the second reading of the 2017-2018 budget.

M3: Jack Meehan motions to accept the 2017-2018 budget as presented. Stan Leibowitz seconds.

Mike Murphy asks if unit owners can vote on the rules and regulations. Kim Juda explains the Board determines the rules and regulations and will be mailed to unit owners.

All in favor. Motion passed.

Old Business

M4: Steve Salkin motions to publish notifications that we are accepting bids for work on Satellite 1 and 2 roofs. Stan Leibowitz seconds. Motion passed.

M5: Steve Salkin motions to allow New Year's Eve parties in satellites until 1:00 AM, provided that the unit owner who has a New Year's Eve party pays for a security guard to be there at a rate of \$25 per hour with a 6 hour minimum. Bob Mendelow seconds.

A unit owner asks if they can use their own security company. Board explains they cannot.

All in favor except Sandra Hankin. Motion passed.

M6: Steve Salkin motions to keep all facilities opened to all members of the Recreation District. Jack Meehan seconds. All in favor. Motion passed.

M7: Jack Meehan motions to correct the rules and regulations to include daily user section. Steve Salkin seconds.

The daily user section is a clause that says outsiders can use the facilities, but the District can charge a fee. This is specific to non-guests – the general residents of the City of Sunrise. The fee has yet to be established. Cindy Pardo asks that we make the fee high. Steve Salkin explains that the District is part of the City of Sunrise and therefore must allow any Sunrise resident to use the facilities.

All in favor. Motion passed.

New Business

Bob Mendelow asks about a fountain on Nob Hill Road, South of Sunrise Lakes Blvd. on a 2-lane entrance to Phase 4 with a monument. There are 2 working fountains – he asks who is responsible and

who pays. Steve Salkin asks why the District pays for the fountain but not the sign at main entrance. Jack Meehan explains that this is the way it has been since the property was developed.

Steve Salkin would like a discussion of the signs/monuments/fountains to be added to the agenda for the next meeting. Give Imperial Point the right to maintain the fountain.

Good & Welfare

Robert Zwerin asks that the Board pay attention to the square foot pricing for roof repair. He also asks about the pool table repairs.

Cindy Pardo asks about the rules signs at the pool. She asks why the Rec maintains Inc. 1 entrance, but shouldn't maintain an Imperial Entrance. She thinks an agenda item should be added about parties at Rec facilities – we should limit the number of parties.

Sharon Rosonic explains that people come in to the Rec facilities every Tuesday and don't use passes.

Leta asks that we change the programming in the gym.

Adjourned at 11:18 AM.