

**Sunrise Lakes Phase 4 Recreation
District Meeting Minutes
Tuesday, September 15, 2020**

- Meeting Called to order at 9:30 AM by Steve Salkin
- Pledge of Allegiance
- Supervisors in attendance were, Steve Salkin, Stan Leibowitz, Sandra Hankin, Robert Mendelow, Laurence Checca and Sheila Portney. Also, in attendance are Jim Miles, and Paola Criado.

Approval of Prior Meetings Minutes

Motion 1: Sandra Hankin made a motion to accept the minutes from the August 18, 2020 meeting as presented. Second by Sheila Portney. All in favor.

Treasurer's Report

Stan Leibowitz gave the Treasurer's Report.

Narrative as of July 31, 2020

Petty Cash- \$400.00

Popular Community Bank- Operating Account \$623,606.00

Popular Community Bank- Capital Projects \$973,847.00

BB&T Capital Projects- \$62,664.00

Popular Community Bank- Payroll \$113,451.00

Manager's Report March 11, 2019

James Miles read the Manager's Report

New Business

Motion 2: Consideration of Opening Facilities

Motion by Stan Leibowitz made a motion to re-open Satellite 4 & 5 pools on alternating months following established COVID-19 guidelines. Laurence Checca seconds the motion. All in favor. Motion passed unanimously.

Motion 3: Proposed October Celebration Party

Motion by Laurence Checca to vote on Marian's proposed October party that will be presented to the City for approval. It will be an open-air event at the pool deck following strict social distancing and sanitation guidelines. 5 members vote yes, Sheila Portney voted no. Motion passed.

Motion 4: Satellite 3 Re-opening

Motion by Sandra Hankin to re-open Satellite 3 pool following established COVID-19 guidelines. Laurence Checca seconds the motion. All in favor.

Motion 5: Vacation Time

Laurence Checca motions to change vacation time guidelines in employee manual so employees can roll over unused vacation time from December 31st, 2020 to June 30th, 2021. Sandra Hankin seconds the motion. All in favor.

Motion 6: 2021 Proposed Budget Approval

Stan Leibowitz motions to approve proposed budget for year ending September 30, 2021 with the corrections made. Budget with corrections has been uploaded to the website. A total of \$2.00 will be the increase per unit. Laurence Checca seconds the motion. All in favor.

Motion 7: Management Contract

Sandra Hankin motions to approved Consolidated Community Management renewal contract. Contract was not sent to the attorney for review, as the changes were minor. There is still a 30-day notice cancellation policy. Property manager to be on site 4 hours a day, 3 days a week. Contract term extended to 36 months. Steve Salkin seconds the motion. All in favor.

Motion 8: Website

Stan Leibowitz motions to terminate relationship with Juda and Eskew to maintain the website effective October 1st, 2020. Sandra Hankin seconds the motion. All in favor,

Motion 9: Ballroom A/C Units

The two-existing a/c units in the ballroom are running with 1 compressor.

Management presented different options from Airelectric, Inc to replace or repair compressors and an option to replace the a/c units. Stan Leibowitz made a motion to replace both compressors for a total cost per unit of \$5,600.00. Laurence Checca seconds the motion. All in favor.

Motion 10: Tree trimming

Management presented 2 Tree trimming proposals from Cutters Edge and Planet First to trim all the trees and palms, at Satellite 1, 2, 3, 4 & 5 Main Club House, Entrance by Sunrise Lakes Blvd., and Entrance by NW 30th Court. It was discussed that the golf course trees are not part of these proposals.

Cutters Edge \$18,360.00

Palm and Turf \$16,780.00

Stan Leibowitz made a motion to accept Palm and Turfs proposal. Sheila Portney seconds the motion. All in favor,

Non-Compliance of COVID-19 Protocols

Motion 11: Steve Salkin made a motion to suspend Bob Mendelow' s privileges of the recreational facilities for 30 days. Only access permitted to the facilities is to attend any board related meetings. Laurence Checca seconds the motion. All in favor.

Motion 12: Sandra Hankin made a motion to suspend unit 161 # 306's privileges of the recreational facilities for 30 days. Steve Salkin seconds the motion. All in favor.

Motion 13: Sandra Hankin made a motion to suspend Unit 208 # 204's privileges of the recreational facilities for 30 days. Laurence Checca seconds the motion. All in favor.

Good & Welfare

Adjournment

Stan Leibowitz motions to adjourn the meeting at 10:57 am. Sandra Hankin seconds the motion.