

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, June 20th 2017

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

Roll Call

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

Approval of Prior Meetings Minutes

M1: Jack Meehan motions to accept the minutes from the May 16th meeting. Seconded by Steve Salkin. All in favor. Motion passed.

Manager's Report

The roofing permits have been received from the City. Leaks were encountered in the large card room. The roofing and A/C contractors will be handling the repair. We have received the report on the Main Clubhouse ADA compliance from an engineer. The next step in the process will be to hire an engineer to spec out the work to bring all items highlighted in reports in to compliance. Inspection of the 5 satellites, as well as the Tennis and Racquetball courts has been completed, and the report will be included in the next Board Package. The entertainment contract came in at \$5,200 less than originally estimated. Based on the vote taken at the last meeting, the dissolution process of the District will continue to move forward. We are waiting on a final answer from the county tax collector regarding Ad Valorem taxes. Florida does not require that communication devices (telephones) be installed at swimming pools. We are, however, still recommending that we keep some sort of communication device installed and operating. Refinishing of the tennis and racquetball courts has been completed. The treasurer and the District Manager have met and have drafted a preliminary budget. Special items to consider are Roofing, ADA compliance and satellite roofs.

Chairman's Report

Jack Meehan clarifies that Sunrise Lakes Blvd. is not a private road. There have been issues with flooding on the golf course and roadways due to excessive rain.

Old Business

Sandra agrees to begin the process of interviewing new attorneys.

Steve Salkin expresses that he requests a response from Frank Weinberg & Black, P.A. regarding the District's responsibility to provide access to the District facilities. Steve explains a situation that arose during an Inc. 3 meeting, in which two Inc. 2 unit owners were told they had to leave the room while the meeting was being held. Kim suggests that we contact the District attorney to ask them. The board agrees to bring this issue to the District attorney.

New Business

Consideration of ADA compliance

Jack Meehan thinks we need to move forward with bringing the District's facilities in to compliance with ADA standards. Sandra Hankin says that we must go out to bid for engineering services. Steve Salkin points out that bringing the facilities in to compliance will cost a great deal of money. Satellite 3 is in bad shape. Steve suggests that we table this issue for the time being.

Robert Zwerin asks if there is any government funding we can pursue that could help us to fund the ADA project. Sandra Hankin explains that the District is most likely ineligible to receive government funding. Sandra also points out that if the District is dissolved, the Satellites and Pool areas will not be required to comply with ADA.

Good & Welfare

Linda – Why do men have to wear pants at the shows? Her husband does not come to the shows because he has to wear pants.

Robert Zwerin – Thanks Jack Meehan for helping with bids to renovate the Billiards room. He is still asking for a bike rack to be installed at the front of the building.

Cindy Pardo – Mentions that she has seen signs at other associations stating that only members of the condo association can attend meetings. She also describes a situation at the main clubhouse pool on Father's day where people were drinking, eating and smoking in the pool, as well as throwing a football, swimming with fresh wounds on their bodies. There were underage children in the hot tub unaccompanied. Jack Meehan explains that the rules are given to all unit owners and they are responsible for controlling their guests.

A unit owner explains that guards should be the ones to confront rule breakers.

Meeting adjourned at 10:18 AM.