

**Sunrise Lakes Phase 4 Recreation District**  
**Meeting Minutes**  
**Tuesday, October 16, 2018**

- Meeting Called to order at 9:30 AM by Chairperson Jack Meehan.
- Pledge of Allegiance
- Supervisors in attendance were Jack Meehan, Stan Leibowitz, Steve Salkin, Sandra Hankin, Robert Mendelow and Sheila Portney. Also, in attendance are Kim Juda and Thomas Angelos.

### **Approval of Prior Meetings Minutes**

**M1:** Jack Meehan motions to accept the minutes from the September 18, 2018 meeting. All in favor. Minutes accepted as presented.

### **Presentation – Becker, Poliakoff**

Donna and Ken introduce themselves. Ken explains the background information that he is aware of. He goes over some differences between associations and governments. Becker Poliakoff has a Government relations department. The Real Estate practice also has experience with Recreation Districts. Together with their past experience and their resources, they believe they can skillfully represent the District. They will assign a point person, most likely Donna Berger, to be the main contact for the District. She will build a team to handle the District.

The Board and Donna and Ken explain the operations of the District. Stan explains that there are 2 main issues they're dealing with right now: the option of dissolution and a collection agreement between the Rec and the Inc.s. Ken says there is a \$200 annual retainer fee for the Association. The District agreement is tailored to the District. Ken says they would be willing to teach a class at the District. Donna explains another resource they have available is an online voting system. The Board would have to pass a resolution allowing them to use it, but it is very useful.

### **Manager's Report**

Bob has added to the agenda proposals for automatic door openers at the main entrance, as well as the pool entrance. Roofers for Satellites 1 & 2 are on the agenda. Roof specs were sent but we have not received any proposals back. Satellite 5 pool, has been published that we are looking for bids but we have not received any back. We will have to reach out. The projector in the theatre is bad, we will publish.

### **Treasurer's Report**

Stan presents the financial report.

## Rules Committee

**M2:** Sandra Hankin motions to accept the rules and regulations as submitted. She explains that people may not always abide by the rules. Marian suggests we get rid of the rule disallowing shorts. Sheila doesn't believe we should allow shorts. Stan & Jack think we should charge a small fee for the use of a satellite for a party. Stan also has questions about the scheduled party requirement to have a district employee at all events. Steve Salkin asks about the requirement to have owner ID card or guest pass. We have vendors come in and they don't have ID or owner's cards or a guest pass. He also says the Satellite usage prohibits religious or political events and that's not stated in the rules presented here. He comments that the rule stating no music allowed that can be heard at another table should be changed to simply no music. He comments that the rule stating no deadly weapons allowed is too vague.

Jack comments on the rules as well. No water bottles should be non-breakable water bottles. Jack states we should limit the number of guests at sponsored events. Sheila says it's too limiting and that people should be able to bring their guests. Jack also says a limit of 4 satellite reservations per year is adequate. He thinks the deposit should be \$150, not \$100. He says they should not be able to bring sound equipment to satellite event. Satellite reservation should require 15 days notice. He asks why we can't fine. Suggested to speak with attorney.

Marian asks about having a DJ or vendor at a satellite event. Should have insurance.

The rules will be mailed when finalized.

Someone suggested that we limit 2 guests per unit to sponsored events.

Steve Salkin suggests tabling the rules until the next meeting.

Steve Salkin goes over towing policy. Have we had a chance to move forward or change anything? Jack thinks we should let the new property manager handle this.

## New Business

Steve Salkin says that someone has broken in to Satellite 5 and destroyed the pool equipment and irrigation system. Steve suggests either a higher fence or a camera system or more lights or a combination of all of those.

Changing printing companies. Marian presents a proposal from another minuteman press. She asks if we can use new proposal without going out for bid. No, we must go out to bid.

**M3:** Jack Meehan motions to go out to bid for printing services and use the new minuteman proposal for the time being. Steve Salkin seconds. All in favor. Motion passed.

**M4:** Stan Leibowitz motions to hire Becker Poliakoff as the District legal counsel. Jack Meehan seconds. All in favor. Motion passed.

Stan asks that the Board appoint him as the liaison to the attorney. For the collection agreement and dissolution solution.

**M5:** Jack Meehan motions to appoint Stan Leibowitz as the liaison to legal counsel for the issues pertaining to the collection agreement between the Incs and the Rec and dissolution. All in favor. Motion passed.

**M6:** Steve Salkin motions to publish a notice that the District is accepting proposals for installation of automatic doors. Bob Mendelow seconds. All in favor. Motion passed.

**M7:** Stan Leibowitz motions to install locks on some cabinets and storage areas, to be utilized by recognized clubs of Sunrise Lakes Phase 4 that have a charter with the office. Keys will be held by the club as well as the District. Jack explains the areas will be labeled. Additionally, only certain cabinets and areas will be locked. Steve Salkin seconds. All in favor. Motion passed.

Stan says Satellite 4 had many personal items being stored in unlocked areas. He put up a sign advising the items would be removed and storage can't be used for personal items.

**M8:** Jack Meehan motions to adopt resolution 2019-1 as read in to the minutes (see attached resolution 2019-1). Sandra Hankin seconds.

**M9:** Stan Leibowitz motions to accept Kim Juda's offer to provide election services through January 15, 2019. Sandra Hankin seconds. All in favor. Motion passed.

Sheila asks about the fence behind satellite 2. Jack explains he is contacting the fence company about this issue.

## **Good & Welfare**

Sandra Hurwitz says Satellite 4 was pressure washed. The chairs were not put back for some time. The gates and fence are in bad condition. Asks that maintenance company do something to replace.

Sandra Hankin states that she received a complaint about Satellite 3 gate needing painting.

Robert Zwerin asks if we have moved forward with mulch at the satellites. Jack explains that funds have been approved for landscaping at the District.

A unit owner asks about other common areas (walking paths) that are in bad shape. Asks that we look in to this.

Meeting adjourned at 12:24 PM.