

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, February 20, 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 Carla Marsten.

Installation of new Board of Supervisor

Kim Juda swears in the newly elected Board of Supervisor.

Approval of Prior Meetings Minutes

M1: Jack Meehan motions to accept the minutes from the January 16, 2018 meeting. Seconded by Steve Salkin. All in favor. Motion passed.

Insurance Policy Renewal Presentation: Brenden Lynch

Brenden explains that he insured them for Property in 2016 and was able to save over \$9,000. The District and Association have a combined total of 19 policies with 9 different effective dates. Brenden proposes a common effective date, as long as there is no added cost. He is also proposing we finance our policies this year with Philadelphia, who does not charge for financing. His company is very familiar with public entities, Districts included. The District has 5 policies that come up for renewal next month. He would like to take over as the agent for those policies, come up with a common effective date and lower the cost.

M2: Steve Salkin motions to make Brenden Lynch the Insurance record of agent for all the insurance policies of the District. Jack Meehan seconds. All in favor. Motion passed.

Manager's Report

Roofing for Main Clubhouse is in progress. The Air Conditioning units are in the process of permitting. Waiting on Attorney to gather architectural drawings from the City. A/C unit for Billiards room is being delivered now. Theater unit is on back order. Satellite 5 pool resurfacing will be done along with ADA work. Axiom will be giving roof specs for the Satellite roofs. The Audit is in process.

Organizational Meeting

Chairman

Steve Salkin nominates Jack Meehan. Stan Leibowitz seconds. Steve motions to close. Jack accepts.

Vice Chair

Sandra Hankin nominates Steve Salkin. Bob Mendelow seconds. Jack motions to close. Steve accepts.

Treasurer

Sandra Hankin nominates Bob Mendelow. Sheila Portney seconds.

Jack Meehan nominates Stan Leibowitz. Steve Salkin seconds.

Both nominees accept the nominations. Votes are as follows:

Bob: III Stan: III

The vote is taken again. Votes are as follows:

Bob: II Stan: IIII

Secretary

Jack Meehan nominates Sandra Hankin. Steve Salkin seconds. Jack motions to close. Sandra accepts.

Treasurer's Report

Stan Leibowitz gives the Treasurer's Report. Stan explains the Capital projects account is for roof work.

Steve Salkin gives an update on the electrical efficiency program. So far there has been an estimated \$23,000 in savings with \$10,000 spent on bulbs and \$4,000 spent on ballasts.

New Business

M3: Steve Salkin motions to investigate the option of purchasing video and audio equipment to record the District meetings. Sandra Hankin seconds.

Stan Leibowitz explains that these types of files take up a lot of space. Kim explains there are specific rules on how the District can record their meetings and store the records.

Homeowners ask questions regarding how they can view the prior meeting minutes. The Board explains that the minutes are already on the website. Jack Rose explains that the Board is voting on **investigating** the cost of video equipment. Kim reminds everyone that Audio is recorded at every meeting.

All board in favor, motion passed.

Reconsider prior vote on Attorney

M4: Steve Salkin motions to reconsider the vote on prior meeting November 21, 2017 motion # 3 which was a motion by Sandra Hankin to hire Ron D' Anna and the Law Firm of GADC as the District Attorney. Seconded by Sandra Hankin.

March 21, 2017 there was a motion to interview new attorneys. This motion passed. Then there was a motion on November 21, 2017 by Sandra Hankin to hire Ronald D' Anna from GADC. Bob Mendelow seconded, but the motion did not pass. Steve Salkin believes that just because GADC was not hired, it does not mean FWB is should remain our attorney. Stan Leibowitz disagrees, he believes that since the motion to switch attorneys did not pass, nothing should have changed, FWB should remain our attorney. Steve believes every member should be able to vote based on the qualifications of the attorneys which were interviewed.

Vote: Sheila:yes, Bob:yes, Stan:no, Jack:no, Steve:yes, Sandra:yes

Steve reads motion #3 from November 21, 2017. Sandra explains her reasoning behind the motion. She believed the District needed a new attorney. She felt Ron D' Anna was qualified. Steve calls the vote. Sheila asks if it's possible to bring the attorney in question in for a presentation.

Steve Salkin motions to table the motion until the next meeting. Jack Meehan seconds.

Development of Policies for Facilities Usage – Main Clubhouse

Jack believes we need a formal policy for the use of the District Facilities. Recommends we form a committee with representatives from each Inc. that do not sit on the Board of Supervisors.

M5: Jack Meehan motions to form a committee that will develop facilities usage policy for the Main Clubhouse. The committee is to be made up of 1 member of the Board of Supervisor as well as 1 independent representative from each of the Inc.'s. Steve Salkin seconds. All in favor. Motion passed.

Jack asks that Sandra Chair the Committee. Sandra accepts.

Consideration of Participation in Paving Projects

Inc. 1 is repairing and sealcoating their roadways which effects the District because Satellites 1 and 2 are close to Inc. 1 property.

Inc. 2 is repairing and repaving their roadways, which affects the District because Satellite 3 is close to Inc. 2 property.

The District wants to participate and pay their fair share for the repaving work done around their property. Sandra points out that the easiest way to do this would be to have the contractors outline the costs for repairs to specific areas that the District will be responsible for and the District will pay.

M6: Stan motions to authorize Inc. 1 to negotiate with their contractor on the Rec's behalf to do the work on District property around Satellites 1 and 2, and the District will be responsible for their share. Steve Salkin seconds. Sheila: no, Bob: yes, Stan: yes, Jack: yes, Steve: yes, Sandra: yes. Motion passed.

M7: Stan motions to authorize Atlantic Southern Paving to do the paving work in Inc. 2 that are owned by the District in conjunction with Inc. 2's paving project for a cost for a cost of \$2,290. Steve Salkin seconds. Sheila votes no, all others vote yes. Motion passed.

Satellite Usage Policy

Jack explains that we need a formal written policy to outline the policy for usage of the satellites. Cannot close a meeting. Jack Waller says there needs to be clarification. He was under the impression the Satellites were on a decentralized calendar. Sandra explains the office is doing the scheduling for all the District facilities.

Sandra asks for a status update on Satellite 3's pool heater. Stan explains the last time it was checked they were working fine. Jack says he'll look in to it and confirm all is working properly.

Good & Welfare

Madline Joyce bldg. 162 says there are branches in the lake behind her house. She says a unit owner tried to pull the branches out and fell. Asks that it be resolved. Jack says he will take care of.

Cindy Pardo bldg. 206 Asks that we find out how long we've been paying the \$1,500 finance fee for the insurance. She also says that the pool people should look in the pool area.

Robert Zwerin Asks about an update on the roof bids for Satellite roof repairs. Jack explains we are waiting on a report from the engineer. Robert asks about mulching at the satellites. Jack explains that the landscaper has provided a bid for mulching all District property, but the board has not decided on it yet. Robert mentions palm fronds hanging down at satellite 2, asked that they be trimmed. Jack will handle. Robert says he has found a perfect spot for a bike rack. Jack explains that there is not enough space there for a bike rack, and that there is currently a bike rack installed near the golf shop. Robert says it's an inconvenient spot.

Sonya bldg. 215 says 2 of the BBQ's are not working. Sandra explains that there have been days where residents bring in too many guests and it over-burdens the equipment. We might need to put a rule in place that restricts the use of the BBQ's.

Linda Lupario bldg. says that residents are not allowed to grill behind their home, so they look forward to doing it at the clubhouse, so it's not fair that it could be taken away from everyone. Sandra says that unfortunately it is impossible to police it for specific people.

Paul Bellman bldg. 194 asks about bike racks and the paving project. Jack explains the paving project is in progress.

Sandra Hurwitz says the satellites need to be maintained, there is rust on gates, umbrellas, doors etc.

Fred Weissbaum asks if we can find out how much we pay for the annual flower plantings on the corner of Sunrise Lakes and Nob Hill by the marquees. He also asks about the issue of equal access to the attorney. Steve Salkin says he was asking the attorney if Imperial has access to block the access to Satellites 3-5. He says the question still remains unanswered.

Cindy Pardo explains that 2 of her key cards for satellites do not work.

Meeting adjourned.