

Sunrise Lakes Phase 4 Recreation District
Meeting Minutes
Tuesday, May 16th 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, Stanley Leibowitz, Sandra Hankin, Robert Mendelow and Doreen Kay. Also in attendance are Kim Juda and Thomas Angelos

Approval of Prior Meetings Minutes

M1: Steve Salkin motions to accept the minutes from the April 18th meeting. Seconded by Stan Leibowitz. All in favor. Motion passed.

Manager's Report

The Engineer has provided reports. Roofer is in the process of getting permits form the City. The biggest maintenance item is ADA compliance. The Engineer came to inspect the property, we are waiting on his report on the Main Clubhouse and Pool area. In two weeks he will inspect all the Satellites and Rec areas, as well as the Tennis and Pickle ball courts. Discussion regarding the office remaining open until 8:00 PM should take place today, as the board would have to approve. The hours worked by employees have been reallocated to the correct categories in the financials. We have looked in to using brochures for the shows instead of books, which provide a 45% reduction in price. Discussion regarding the possible dissolution of the district should happen today. The City of Sunrise has expressed agreement and will support us in dissolution. The Supervisor of Elections also expressed support, but will not be able to accommodate us until March, 2018. The election would have to be done through the City. If we do decide to dissolve, it has been determined that we will not be required to submit any of our savings to Lennar.

Treasurer's Report

Stan Leibowitz gives the Treasurer's report. \$38,000 over budget for the month, \$3,000 over for the year. Roof replacement and entertainment contract are the main reasons we are over budget at the present time.

Chairman's Report

Access cards for satellites 1 & 2 are now being sold by the District. Maintenance crew working on restriping of the parking lots, but that has been put on hold until we receive the engineer's report on ADA compliance. Resurfacing of the Tennis and Pickle Ball courts was completed, but we will be bringing the vendor back to finish small areas on the courts.

Old Business

Bond Refinance/Dissolution

Stan explains that further analysis has been done and it looks like the savings from dissolution of the district has increased to \$772,778.

M2: Stan Lebowitz motions to authorize the District Manager to (1) obtain at least two additional proposals for a taxable loan in an amount not to exceed \$ 12,000,000 for a term not to exceed 84 months; (2) take all actions reasonably necessary to obtain a taxable loan from an individual, bank, insurance company, or a consortium of the same, in an amount not to exceed \$12,000,000 for a term not to exceed 84 months at a rate not to exceed 3.95 % per annum; (3) obtain an appraisal of the properties owned by the Sunrise Lakes Phase IV Recreation District; (4) to sell the assets of the Sunrise Lakes Phase IV Recreation District to the Sunrise Lakes Phase IV Recreation Association at an amount which is the greater of the appraised fair market value or the amount needed to retire the outstanding tax-exempt bonds; (5) to amend the Governing Documents of the Sunrise Lakes Phase IV Recreation Association as necessary to provide for a mechanism for appointment or election of Directors; and (6) to dissolve the Sunrise Lakes Phase IV Recreation District. Steve Salkin seconds.

Sandra Hankin explains that, no matter what, we will have to deal with dissolution; either now or in 7 years. Dissolving now will save us money.

The Board and unit owners discuss dissolution.

M2 (continued): All board of supervisors vote in favor. Motion passed.

New Business

M3: Jack Meehan motions to change the Operating Policies and Procedures – Operating hours of the District front office to be 9:00 AM to 8:00 PM on Wednesdays, starting June 1st. Stan Leibowitz seconds. All in favor. Motion passed.

Steve Salkin presents a petition from building 186 asking that when the shuffleboard court at Satellite 3 is removed, it be made in to a Bocce ball court.

Steve also brings up the subject of 5 phones at the Satellites that cost approximately \$160 per month. He asks if we can look in to our options as far as phone service to see if we can save costs.

Good & Welfare

Terry Pascal Building 195 – Fast Dry failed to put hash marks on the Pickle Ball courts for net placement. Can we replace them? He also asks if we can power wash the wall on tennis courts.

Robert Zwerin Building 196 – Satellites 1 & 2 roofs are in need of work. Jack explains that they are due to be replaced in a year or so. The roofer has explained that the roofs are OK for the time being.

The Board discusses some of the difficulties of operating as a District.

Bob Mendelow brings up the issue that Satellites 1 and 2 are flat roofs and collect standing water and therefore can be a zika virus breeding zone. He has arranged to collect tablets to put in the water on the roof, which Abe will complete.

A homeowner complains about the smell in the Main Clubhouse.

Jack Meehan motions to adjourn. Stan Leibowitz seconds. All in favor. Motion passed. Meeting adjourned at 10:45 AM.