

**SUNRISE LAKES PHASE 4 RECREATION DISTRICT  
BOARD OF DIRECTORS MEETING MINUTES**

**June 16, 2020**

**9:30 AM**

<b>Present</b>	
<p style="text-align: center;"><b>Board of Directors:</b></p> <p>Chairman: Steve Salkin Vice Chairman: Sandra Hankin Secretary: Robert Mendelow Treasurer: Stanley Leibowitz Supervisor: Laurence Checca Supervisor: Sheila Portney</p> <p><b>Absent:</b></p>	<p style="text-align: center;"><b>Representing Consolidated Community Management, Inc. (CCM):</b></p> <p style="text-align: center;"><b><u>Property Manager:</u></b> James Miles</p>

**MEETING ACTIONS**

**CALL TO ORDER:**

Steve Salkin called the meeting to order Via Zoom at 9:30 AM

**CERTIFYING A QUORUM PRESENT:**

A quorum of the Board was present.

**READ OR WAIVE PREVIOUS MONTH MINUTES:**

Laurence made a motion to approve the minutes from the May meeting. 2<sup>nd</sup> by Sheila motion passed unanimously.

## Treasurer's Report

Stanley Leibowitz gave the Treasurer's Report for April

Sunsie Lakes Phase 4 Recreation District  
Financial Narrative Report  
April 30, 2020

Cash Balances at April 30, 2020

Popular Community Bank - Operating	\$ 509,407
Popular Community Bank - Capital Projects	990,121
BB&T - Capital Projects	62,663
Popular Community Bank - Payroll	98,664
<b>Total Cash - General Fund</b>	<b><u>1,660,855</u></b>

Total general fund expenditures for the month are \$198,693 against a budgeted amount of \$181,848 resulting in a balance over budget of \$16,845 for the month of April and under budget \$13,604 for the 7 months ended April 30, 2020.

<u>Capital Projects</u>	<u>Remaining</u>
Main Clubhouse Roof	-
Main Clubhouse Mansards	171,923
Electrical Efficiency Program	21,186
Operating Capital	241,904
Roofing - Satellites 1 & 2	(1,016)
ADA Parking Lots	355,470
Satellite Projects	173,784
Satellite 5 Pool Renovation	33,290
Satellite Landscaping	30,000
Interest	4,592
<b>Total</b>	<b><u>1,031,133</u></b>

**Managers Report:**

Jim Miles Read the manager's report

**Managers' Report June 16, 2020****Sunrise Lakes Phase 4 Recreation District**

The following will summarize activities since our last report dated May 2020

**Projects Underway:**

The staff has been working hard cleaning the main clubhouse and satellites while they have been closed

**Satellites**

- The new landscaping for satellites 1,2,3 are being done

**Main clubhouse**

- The billiard room is underway with painting and new floor
- Finishing up the last of the work in the theatre
- Fabric samples have been ordered for the theatre drapes to confirm color before purchase
- 2 tv's have been ordered for the main clubhouse
- Roof drains have been repaired
- New gutters on side and back have been installed

**Common Areas**

- Grading the ground in back by the golf shop has been completed
- City inspections on the sidewalk repairs has been completed and passed.

**Water Use Permit**

Letter and reports have been submitted and we believe this has been resolved now. Will finish following up with SFWD to confirm if there are any other issues needing to be addressed

We thank you for your continued support and confidence as your District Manager.

Respectfully submitted,

James R. Miles

Sunrise Lakes Phase 4 Recreation District

District Manager

## **NEW BUSINES:**

### **Opening of facilities**

- Sandra made a motion to open aerobics in the pool on Mondays. 2<sup>nd</sup> by Stan. Motion passed unanimously.
- Board discussed opening any other facilities and this was opened to the residents for discussion.

Bob made a motion to open 3 pools and close the main pool 2<sup>nd</sup> by Larry.

Larry yes

Bob yes

Sheila yes

Sandra No

Steve No

Stan No

The Motion failed to pass only the main pool will remain open at this time.

- Stan made a motion to open a portion of the main clubhouse after construction is complete for meetings. 2<sup>nd</sup> by Larry. Motion passed unanimously.
- Sandra made a motion to suspend Kenneth Pardo for 30 days from all facilities for the breaking of the Rules of the association and the Broward County Executive Orders. 2<sup>nd</sup> by Stan Motion passed Unanimously.
- Larry approved the emergency roof repairs 2<sup>nd</sup> by Sandra. Motion passed unanimously.

## **GOOD AND WELFARE:**

**The floor was opened up to the residents.**

## **ADJOURNMENT:**

Steve made a motion to adjourn 2<sup>nd</sup> by Stan motion passed unanimously at 10:32AM

**NEXT MEETING DATE: July 21, 2020**