

**Sunrise Lakes Phase 4 Recreation District**  
**Meeting Minutes**  
**Tuesday, January 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 Doreen Kay. Also in attendance are Kim Juda, Joel McTague and Thomas Angelos.

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

**M1:** Jack Meehan motions to accept the minutes from the November 21, 2017 meeting. Seconded by Sandra Hankin. All in favor. Motion passed.

### **Manager's Report**

Phase 3 of the roofing project has almost begun. We are waiting on the roof specs from the Engineer. Acoustic panels have been installed in the large card room. We are working with (2) project managers on ADA compliance issues. Contract for Air Conditioning unit for the theater has been finalized and is waiting to be signed. There are 2 proposals in the Board package for a 7.5 ton unit which services the lobby/billiard room. A publication for acceptance of bids for satellite 5 pool repair will be executed. We received 1 sealed bid for Satellites 1 and 2 roofs. Satellite 3 concrete work will begin soon. Joel McTague and Stan Leibowitz will give an update on dissolution. Today is election day, voting will be opened until 7:00 PM. The audit is in process.

### **Treasurer's Report**

Stan Leibowitz gives the Treasurer's Report.

### **Old Business**

#### **Update on District Dissolution**

Stan Leibowitz informs the Board and audience that we had asked Steve Weinberg's firm to draft a letter to the Attorney General of Florida that would request an opinion on property taxes as they relate to the District. Joel explains the issues before the District and how the letter addresses the issues. Broward county will not provide a pre-ruling on the issue. There are 2 statutes that mention elements of our case. This letter will ask the attorney general for an opinion. The opinion will be purely advisory and not final.

**M2:** Stan Leibowitz motions to authorize Frank, Weinberg and Black to send the letter to the Attorney General. Jack Meehan seconds.

Q&A: Why is the Association not the party that will submit the letter? Because the Attorney General only responds to governmental agencies. Does the City have to be notified? Not at the present time.

All supervisors in favor. Motion passed.

## **New Business**

2 bids for the replacement of the air conditioning unit that services the lobby/billiard room. One from Air Electric for a total of \$14,700. The second from Stay Cool 24/7 for \$16,850.

**M3:** Jack Meehan motions to accept the proposal from Air Electric. Sandra Hankin seconds. All in favor. Motion passed.

**M4:** Jack Meehan motions to re-stripe 1 more tennis court to a pickle ball court. Steve Salkin seconds. All in favor. Motion passed.

Bob Mendelow asks that we add an agenda item for next month's meeting to develop a policy for the use of meeting venues in the District.

Stan Leibowitz recommends we hold a workshop to develop a maintenance schedule for all items in the District.

Sandra Hankin discusses a situation involving a security guard at Satellite 5 who was spraying insecticide.

## **Good & Welfare**

Cindy Pardo: Agrees with Stan about maintenance. She says the satellite 5 pool deck looks bad.

Robert Zwerin: The sink and the mirror in the ladies room of satellite 2 are bad. The sink is rusted and the mirror is black. There is no mulch around any of the satellites.

Real Courtemanche: Thank you for the pickle ball courts.

Joe: The website has a members section that can't be accessed. Thomas explains there is no material on the website that is restricted to members.

A homeowner asks about Bocce ball courts. Jack Meehan says there are local Bocce ball courts that are great to use. Quality courts are very expensive.

Sandra Hurwitz: Says the tables and the gates are rusty. People are eating at the tables and not cleaning them.

A homeowner comments that the plants/landscaping at the main clubhouse pool is ugly.

Fred Weissbaum: The landscaping around the District is looking bad. Maybe we should plant perennials instead of annuals.

Marian Weinberg explains that the maintenance crew is trying to keep up on the maintenance items. He says that perhaps we should go back to 5 maintenance men.

A homeowner comments that they think they saw a man go in to the sauna and use it as a urinal. Perhaps we should get signs for the sauna that state the sauna is not a restroom.

Meeting adjourned at 10:25 AM.