

SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION
Minutes of the Meeting
TUESDAY January 17, 07:00 PM
10102 SUNRISE LAKES BLVD

1. Call Meeting to Order - 07:05PM

2. Pledge of Allegiance

2. Roll Call - Present Jorge DelPino, Luis Dilone, Yvonne Hepler, Monica Portela, Glenn Sticklin and Charlie Venticinque - Quorum met

3. Motion to Approve Nov. 15th Meeting Minutes (1) C.V (2) G.S Opposed (0)
Passed

4. Motion To Approve Agenda (1) C.V (2) J.D Opposed (0) Passed

5. Treasurers Report - Read by Jorge DelPino - YTD as of 11/30 \$67,00 under budget

6. Manager Report - Joe Mallen, gave an update on the maintenance building improvements that are currently in process, Asphalt and Fencing. Charlie Venticinque Board Supervisor and Rec Association Liaison was instrumental in obtaining the proposals and commencing the current projects.

Joe provided an update on the stocking of the lakes with Carp. Joe also commented on maintaining the lakes debris free, noting some of the concerns from residents in Inc 1. Lynn Merkle (owner) wanted to know how many carps were distributed in each lake. Joe, did not have the information available but did tell Lynn he would get back with her on the count.

Old Business

Motion to Approve Collection Protocol - (1) M.P (2). G.S Opposed (0)

Discussion: Jorge DelPino - Association Treasurer discussed the current financials - YTD ending Nov. 30 the Rec Association is \$67,000 under budget.

Yvonne explained that accruals would be make to expense the improvements of the Association in 2022 versus 2023. She went on to explain that the maintenance building, has not had any improvements since it was constructed. Yvonne, commented that their may be a possibility of accruing for 1 or two fountains that are needed for aerating in Inc 1.

Motion to Approve Axela Collection Agency - Contingent on Attorney Approval - (1) G.S (2) M.P.

Opposed (0) Passed

Discussion: Jorge Delpino Treasurer provided a summary of the services offered by Axela Collections Agency. Jorge, went on to explain that there would be no cost to the Association. Currently the Association spent 33,000 to retrieve \$16,000 of Bad Debt. \$13,000 of the expense represented the cost of the letters sent out to the delinquent owner's by Juda & Eskew in accordance with Statute 718. It was noted that presently,

due to the turnover of Accountants at Juda & Eskew, the Bad Debt was not getting the attention needed, resulting in a slight increase.

The Association has already informed Kim, from Juda & Eskew that we will no longer be using her services to for Collections.

Unit Owner's Comments

A unit owner suggested that the costs of mailing the letters could be reduced by emailing the unit owners. The response was that the letters are mandated by Statute and must be mailed out along with a ledger of the account as part of the protocol outlined in the Statute.

Another owner pointed out the recent increase in the monthly maintenance and suggested that the Rec Association attempt to work with the owner's to make arrangements for payments, so as to not push owner's out of their homes. The response was that the protocol (Resolution) contain a clause that would allow a payment arrangement. Yvonne Hepler commented that was a concern that was brought up during the discussion and that a payment arrangement was an option.

Asphalt Update - Joe, updated the owner's on the status of the placement of asphalt on the parking area of the maintenance building.

New Business

Motion to cancel Website Portal Services with Juda & Eskew (1) M.P (2) G.S. Opposed (0). Passed

Discussion: Yvonne explained that the Statutes require that the Rec Association provide digital access to their payment records. This service is currently being provided by J&E for \$1,000 a month. There would be no need to continue this service, as the HOA currently shares a website with the District and the link to J&E can be added to the website. This action would save the District \$12,000 annually.

2. The Association Attorney - introduced a new item into the Agenda - Regarding a lawsuit brought forward to the Association by Pritts Roofing. He went onto explain that the lawsuit was filed incorrectly and should have name the Rec District instead. He was in contact with the Plaintiff's Attorney and was waiting to hear back from him, with a deadline of January 23rd. This lawsuit involves payment for future services of roof maintenance at the main clubhouse which the Plaintiff believes is owed to him.

Good & Welfare -

None

Adjourn meeting - 07:55. (1) C.V. (2) M.P (0) Passed