

Sunrise Lakes Phase 4 Recreation Association, Inc.

Meeting Minutes

Tuesday, April 23, 2018

- Meeting Called to order at 2:00 AM by President Jack Meehan.
- Board members in attendance were Jack Meehan, Steve Salkin, Stan Leibowitz, Sandra Hankin, Robert Mendelow and Sheila Portney is absent. Also in attendance are Kim Juda, Ronald D'Anna and Thomas Angelos.

Stan Leibowitz expresses concern regarding Ron D'Anna handling the collections and foreclosure matters at the Phase 4 Recreation Association. He says he is worried about the cost of an attorney doing collection work.

Ron explains that Stan is correct that Ron will be handling the bulk of the collection work. He pulled a lien from public records and examined the cost. He agrees to charge the same fees that Weinberg charges. The Rec Association would be responsible for the filing fees and the server fees. The board and Kim go over the relationship between the Inc.'s and the Rec. Kim explains that there are approximately 40 units in collection. Sandra asks if the Recreation Association should consider using an outside firm to handle collections. The Board discusses lien and collection procedures.

Ron agrees to prepare a sample collection letter.

The Board discusses the option of drafting new agreements between the Inc.'s and the Rec.

The Board and Ron agree that any files being handled by the prior firm handling collections/foreclosures should be completed by that firm. They discuss the dissolution of the District and how it would affect the Association. Kim asks if Ron would consider coming to the next few meetings, in order to acclimate himself. He agrees to attend. Ron also agrees, at Stan's request, to provide an estimate on the costs to revise the Rec Association's docs.

The Board discusses how to best educate the community on dissolution.

Stan brings up the option of creating a management agreement through the Recreation Association to manage the properties of the Inc.'s. Ron says he will forward a similar agreement used by the Bay Colony Club.

Steve Salkin motions to adjourn at 3:25 PM. Stan Seconds. All in favor. Meeting adjourned.