

**SUNRISE LAKES PHASE 4 RECREATION DISTRICT  
BOARD MEETING MINUTES  
TUESDAY MAY 16<sup>th</sup>, 09:30 AM  
10102 SUNRISE LAKES BLVD.**

1. **Call Meeting to Order 09:41**
2. **Roll Call -Roll Call - Present - Yvonne Hepler - Glenn Stricklin - Jorge Del Pino - Luis Dilon Monica Portela (On Zoom) Not Present - Charlie Venticinque**
3. **Motion To Approve April 18th Meeting Minutes - (1) G.S. (2) L.D. - Passed Unanimously**
4. **Motion To Approve Agenda - (1) G.S. (2) L.D. - Passed Unanimously**
5. **Treasurer's Report - Presented by Jorge Del Pino - District is under budget**
6. **Manager's Report - See Below**

**Managers' Report May 16, 2023**

**Sunrise Lakes Phase 4 Recreation District**

**The following will summarize activities since our last report April 2023**

**Main clubhouse**

**Tree Trimming by EDJ pending permit approval by the City, should be started by middle of May.**

**Iguana Specialist visiting property twice a month to control/reduce population**

**Satellites**

**SAT 5 bathroom remodel pending permit approval by the City**

**Delays caused by confusion with Property ID# vs physical address**

**SAT 4 bathroom remodel following completion of SAT 5**

**Common Areas**

**General**

**• Broken water pipe under parking lot pavement repaired**

**Looking at installation of lake fountains-TBA at a future BOD meeting**

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

**Respectfully submitted,**

**Joseph Mallen**

**Sunrise Lakes Phase 4 Recreation District**

**District Manager**

**7. Chairperson Report - Yvonne Hepler express her appreciation for the current staff and their dedication to the Recreation District. Special mention was made to Joe Mallen, District Manager in recognition of his hard work. Also, Yvonne also recognized the dedication of the Board Supervisors noting Jorge Del Pino's work as the Treasurer.**

**Yvonne noted that Weight Watchers contract was reviewed and approved by District Attorney. Projected Annual Revenue for lease of facility by WW is \$25,000.**

**Recognition to Claudia Nunes for her outstanding work on the District's website and monthly magazine.**

**8. Social Director's Report - Marian updated community on events. All is going well.**

## **9. Board Liaison's Reports - Nothing to Report**

### **Old Business**

**None**

### **New Business**

- 1. Motion to approve transfer of BB&T Funds to PAB (1) G.S. (2) L.D. - Yvonne noted that the account contained \$62,000 of surplus funds. She checked with Kim Juda and was told that funds could be transferred to PAB. - Passed Unanimously**
- 2. Discussion of leasing Room in Satellite 1 to Inc 1 - Inc 1 is requesting the use of Satellite 1 for use as property manager office. Carolyn Hill Inc 1 President stated that Inc 1 is empty 95% of the time. Also, that the location of the satellite was more convenient. Presently Inc 1 has dedicated space at the District Clubhouse. The Inc is offering to lease the space.**

**There were several opposing views by the Board Supervisors. Board Supervisor Portela felt It would set a precedence for Inc 1 & Inc 2. Stanley Liebowitz commented that he has no Position. Board Chair commented that since all the residents Phase 4 pay for the use of the satellites perhaps the community should give their opinion. Board Supervisor Glenn Stricklin agreed with Yvonne's comment.**

**Sid Hepler - Owner commented that all the owners pay for use of the satellites in their monthly Payments, therefore all unit owners should have access to their property managers on site.**

**Hal Abramowitz - Owner commented that there is no one in the satellite or at the pool.**

**Cindy Pardo - Owner agreed with Board Supervisor Monica Portela. Satellite should be for Owner use.**

**Sheila Portney- Owner Stated the current Inc Board has respect as opposed to previous Boards**

**Ruth - Owner is not opposed to Inc 2 & Inc 3 doing the same.**

**Discussion ended**

- 3. Motion To Approve Multicultural Club - (1) J.P. (2) G.S. - Passed Unanimously**

**Good & Welfare - Neil Kai - Owner suggested that District considered leasing a porto potty in order to re-open Satellite 5- Joe Mallen will investigate**

**Adjourn meeting - 10:35 (1) G.P. (2) G.S. - Passed Unanimously**