

**Sunrise Lakes Phase 4 Recreation District**  
**Meeting Minutes**  
**Tuesday, November 21, 2017**

- 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 and Thomas Angelos.

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

**M1:** Jack Meehan motions to accept the minutes from the October 17<sup>th</sup> meeting. Seconded by Sandra Hankin. All in favor. Motion passed.

**M2:** Jack Meehan motions to accept the minutes from the October 24<sup>th</sup> Special meeting. Seconded by Sandra Hankin. All in favor. Motion passed.

### **Manager's Report**

Phase 2 of the re-roofing has been completed. Phase 3 will begin January, 2018. Bob Mendelow has put in a proposal to install a computer station in the Main Clubhouse. There are proposals in the Board Package for acoustic panels. We have published notice of acceptance of bids for engineering work regarding ADA. No responses so far, will also need to advertise acceptance of bids for contractors. The concrete work at Satellite 3 should begin soon. Two Attorneys were interviewed for District Counsel. The Rules and Regulations resolution is on the agenda and included in the package. The 2018 Elections will take place January 16, 2018. We have only received one response to advertisement of bids for Satellite 1 and 2 roofs, from Pritts. The 2018 meeting schedule has been published. The District will close at 2:00 on Wednesday, November 22<sup>nd</sup> and be closed Thursday – Friday November 23<sup>rd</sup> and 24<sup>th</sup> for Thanksgiving.

### **Treasurer's Report**

Stan Leibowitz gives the Treasurer's Report.

### **Old Business**

**M3:** Sandra Hankin motions to hire GADC and Ronald D'Anna to be the District's attorney. Bob Mendelow seconds.

Stan Leibowitz reads an email from Ronald D'Anna that explains he believes that if dissolution occurs, all the District's assets should be transferred to Imperial. Stan is not sure if Mr. D'Anna understands the District, and is happy with Frank, Weinberg and Black.

Steve Salkin explains that he is unhappy with Frank, Weinberg & Black because of conflicts of interest, as he is also the attorney for Sunrise Lakes Phase 4 Inc. 3 and Sunrise Lakes Imperial. Stan Leibowitz believes that FWB working for the 3 entities helped facilitate cooperation. Sandra Hankin thinks we should have an independent, experienced attorney. She explains that the District was not notified when Weinberg gave an opinion letter to Sunrise Lakes Phase 4 Inc. 3 on closed meetings. The board and homeowners discuss the issue further.

The motion does not pass, as supervisors vote for the motion (Bob Mendelow, Steve Salkin, Sandra Hankin) and 3 vote against it (Stan Leibowitz, Jack Meehan, Doreen Kay).

Jack Meehan recommends we seek bids directly for the Satellite 1 and 2 roofs, as we did not receive replies from the publicized notice of acceptance of bids.

**M4:** Jack Meehan Motions to revise the rules & regulations recommended by board counsel along with his comments. Stan Leibowitz seconds. Stan Leibowitz recommends we change the words “warranty deed” to “deed” to change an I.D. card. All in favor. Motion passed.

**M5:** Jack Meehan motions to publish the schedule of meetings as presented. The 3<sup>rd</sup> Tuesday of every month beginning January 16, 2017 and continuing to November 20, 2018. Stan Leibowitz seconds. All in favor. Motion passed.

**M6:** Bob Mendelow motions to purchase 2 Chromebook computers at \$249 each and a color laser printer for \$380. The printer can be placed in the office for use and the computers can be signed out. Stan Leibowitz recommends using desktops not tablets and recommends putting the printer outside the office so it can be utilized after hours. Jack Meehan agrees. Kim adds that we should make sure the computer monitor is large enough for easy viewing of documents. Steve Salkin believes this will not be as important for new generations, will not be necessary. Sandra Hankin points out that ink is expensive and we will need to consider this in the budget if we are to purchase.

**M6:** Jack Meehan motions to table this motion until a later meeting so we can research our options.

**M7:** Jack Meehan motions to purchase acoustic panels. Doreen Kay seconds. All in favor. Motion passed.

## **Good & Welfare**

Robert Zwerin asks about roof repairs – have the roofers provided restitution for the roof leaks that occurred. The roofers have repaired any leaks that were present in the areas they repaired, free of charge. Some leaks were from Air Conditioning units.

Cindy Pardo asks if the guards ride on the golf course. Jack Meehan explains that, when it is feasible, they should be on the golf course. She believes the Board Supervisors vote for what they want and not what the people want. She also states that she can't get in to Satellites 1 and 2 with her cards.

Steve Salkin disagrees with her regarding guards on the golf course. It is too dark.

Miguel Murphy asks why the Board does not represent people of the meetings. The Board explains that they are voted in by the membership to operate in the best interests of the community and its residents.

Bob Mendelow asks if we can consider I.D. cards for entry to all of the satellites. Jack Meehan explains that there is a large amount of maintenance associated with that type of system. It would not be simpler than what we have now.

Meeting adjourned at 11:19 AM.