

Sunrise Lakes Phase 4 Recreation Association, Inc.

Meeting Minutes

Wednesday, July 11, 2018

- Meeting Called to order at 9:30 AM by President Jack Meehan.
- Board members in attendance were Jack Meehan, Steve Salkin, Stan Leibowitz, Sandra Hankin, Robert Mendelow and Sheila Portney. Also, in attendance is Thomas Angelos.

The Board discusses topics regarding a new District Manager. Steve Salkin says there is a potential conflict of interest with CCM managing the District while also managing Inc. 1.

TD Sunshine

Lester Dupuis and Melissa Wendorff present TD Sunshine. They manage 58 properties, have 16 employees and have been in business for 14 years.

Sandra Hankin asks about the largest budget they handle. Melissa explains the largest is 2 million.

Stan asks if a full-time on-site manager would be available. Lester says it is definitely an option they can deliver. Stan also asks about preventative maintenance and how TD Sunshine handles it. Lester explains they use a program called Pro-Source which can be customized for different properties. They set up time frames for projects based on the project and the Board. The program alerts when projects are due. They also have a workorder system.

Melissa and Lester explain they are working on projects with the City of Sunrise. They researched Florida Sunshine Law as well as the District website to learn about the District.

Consolidated Community Management

James Miles presents. He has some experience managing sub associations within Special Districts. He also has some experience with ADA.

He would assign a manager to the District. No one would be available on site 40 hours a week, but it would be negotiated and arranged.

They have a computer system for preventative maintenance and could assist in development of a long-term plan.

They would have a set fee for pricing.

Meeting adjourned at 11:55 AM.