SUNRISE LAKES PHASE 4 RECREATION ASSOCIATION

BOARD MEETING

THURSDAY AUG 10, 2023 01:00PM

10102 SUNRISE LAKES BLVD.

SUNRISE LAKES PHASE IV RECREATION

ASSOCIATION MEETING

1. Call Meeting To Order 1pm

2. Roll Call In attendance Yvonne Hepler, Luis Dilone, Jorge Del Pino, Charlie Venticinque, Monica Portela(zoom)

New Business: Discussion on Bad Debt

* Purpose of meeting to determine which units would be turned over to collections for liens/possible foreclosure
* Currently partnering with AXELA for collections
* Tami Juda (Juda-Eskew) working with us to improve collections
* Start with Past Due/Prepaid report (3pgs.)
	+ Pg.1) Motion to approve all units (except 2) for liens/foreclosure
		- MP 1st CV 2nd
		- All approved unanimously- motion passed
	+ Pg.2) Motion to approve all units (except 1) for liens/foreclosure
		- MP 1st CV 2nd
		- All approved unanimously- motion passed
	+ Pg.3) Motion to approve all units owing >60 days for liens/foreclosure
		- CV 1st LD 2nd
		- All approved unanimously- motion passed
	+ Motion to approve 4 units with liens to proceed to foreclosure
		- CV 1st LD 2nd
		- All approved unanimously- motion passed
* Discussion on value of “Pre-Foreclosure Analysis”, with cost being recouped through collections
	+ Motion to approve Pre-Foreclosure Analysis where applicable so moved
		- All approved unanimously- motion passed

Old Business: None

End Meeting 1:15pm