

Sunrise Homeowners Association

Grace Brethren Church
Melbourne, FL 32940

Meeting Minutes

Date: 8/6/2023

Board Member Participants: John Kepner, Jack Gehl, Larry Leaman, Jacklyn Lizotte, John Brown, Kim Weber.

ARC: Fran Henderson

Homeowner's Participants: None.

Phone Participants: None.

General Business: Meeting called to order at 7:38pm

Roll call

Guest of meeting: welcome.

Review minutes: Motion to approve minutes by Larry second by John Brown. APPROVED

Unfinished Business: (President)

Basketball court bench needs to be replaced. Roughly 1K. Lasts 8-10 years depending on how we treat them. Motion to approve Jackie second John B. APPROVED.

Fixed the floor in the gazebo. Talked about instead going with a 10x20 Pavilion with benches, need to find someone to install and pour a slab. Going to start calling around. All has to be under permit and up to code, standard thickness. 10x20 Pavilion between 15-20K. Everything he can find is self-install, need to find someone to install. Brevard parks and recs? Going to reach out and see who their contractor is. Can ask the guys from the school as well.

Playground equipment. Need to just find it and order it. It's getting posted on local Facebook pages warning people to stay away. \$38K for replacement of what we have. In order for us to fund the playground, we would have to do a special assessment to all homeowners of \$250 for next year. Plus, increase dues another \$40 dollars a year. That help to put more money in our reserve (long term capital) funds to replace things in the future.

By increasing the dues, we can show that the upkeep of the park will help keep property values up.

What happens if people say no? And we don't get the 66%? We can't do it. It will be a complete overload of the reserve funds. We should have 75% of our assets in the bank, we don't. The goal is to be 80-90K in the bank, we almost are never over 40k. Discussion on it. If we don't get it done, we will have to take it down, it's a safety issue. It could take 2-4 years to have enough money in the budget without the special assessment of \$250 per house. Discussion on it.

Other options to raise extra money for the park?

Community garage sale? Party? Events? Bake sale? Continued discussion on it.

Unfinished business is closed at 8:15

President's Report:

NTR

Vice President Report:

Had several things from June. Personal issues.

Clip and cut- past week notified the cul-de-sac on Meghan wasn't cut. Kurt wants to increase his price by 200 a month, advised of his contract that was changed and we added \$50 for trimming which he won't do because they are too high. Told him he has to take it to the board.

Put it out for bid in June 2021 they were close to half I'd we want to hold him to the contract till January, he has already added 10 dollars for miscellaneous like gas. Decided to keep till January enforce the contract and search for a new one.

Mulch 4325 last year. What we didn't do was being the bushes on Homewood and Playground. He is saying 5 pallets 5465 for it. For the entrance, retention pond, trees, playground at the park and behind the bushes on both sides of the entrance on Homewood.

Motion to approve Jackie second Larry. APPROVED.

Have to find someone to resurface the basket hoop and some quotes on the sun shades for the park.

Discussion on sun shades.

Treasurer Report:

See Book Keeper's Report.

Book Keeper Report:

Need more of it!

Checking: 20318.62

Savings:43300.27

Total income: 5022

Landscaping: 760

Front entrance: 0

Park: 0

Sprinkler: 314

Lawn care: 200

Pond care: 155

Office: 0

Postage: 104

Printing: 0

Professional: 200

Rent: 201

Safety: 117

Social: 0

Utilities: 323

Website: 0

Everything is pretty much the same. There was a rise for sprinklers due to repairs. They put new piping in the pump house, when we put the new well in the PVC pipes, we're too small.

Annual Dues:

2 properties need to pay full year.

19 homes need to pay 2nd half.

21 owe 80.

1 owes 55.

2nd half was due end of July. Letters go out 2nd week of August.

Have to put a new lock on the pump house. Discussion on it.

Discussion on estoppel.

Secretary:

NTR

Grounds report:

NTR

Social:

NTR

ARC's Report:

-Meghan putting in hurricane windows.

-Homewood house painted yellow, repainted blue and putting up back fence.

-Meghan put new doors up.

-another house doing hurricane windows and a new garage door.

Paint book is online.

Rules and Violations Report:

Erik:

6204: pressure wash

6205: cut grass

6207: cut grass

Joseph:

6186: pressure wash

6182: cut grass

6184: pressure wash

Kari:

6179: pressure wash

6176: pressure wash

6163: pressure wash

6154: pressure wash

6153: trailer.

Meghan:

6109: Garbage cans

6124: pressure wash

Homewood

1039: pressure wash

1035: pressure wash garbage cans

Meghan:

6151: pressure wash

Cost of the storage unit is going up \$12 a month.

Florida friendly grass, annual meeting have everyone vote on it?

Homestead FL just passed laws that HOAs cannot stop FL friendly.

Need to discuss with lawyer.

Discussion on it. FL friendly less water less pruning. Continued discussion on it.

Needs to be advised by the lawyers.

New business:

None.

Will have budget done for next year at the September meeting.

Discussion on money.

Move September meeting to the 10th.

Meeting adjourned: Motion to adjourn by Larry second John B.

Meeting adjourned: 8:55.