

Sunrise Homeowners Association

Grace Brethren Church
Melbourne, FL 32940

Meeting Minutes

Date: 01/07/2024

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

ARC: Fran Henderson

Arbitration: Tim Henderson.

Phone Participants: None

Homeowner's Participants: Brent Lathum, Brian Irvine.

Guest: None

Book keeper: Wayne McDougle

General Business: Meeting called to order at 7:35.

Roll call

Homeowner's: Welcome.

Dialogue: (Playground replacement) Just curious on the budget Stuff. And the \$300 assessment. It was my assumption that the reserves were used to replace capital items. Currently, we currently do not have enough money in the reserve account to cover this item. We have about 150K in capital assets and about 42K in reserves. The amount in reserves should be 65% of our Capital Assets (\$97.5K). This HOA has never had enough money in reserve funds to be at 85K. What I (John K) have tried to do over the last 4 years is start planning to put enough money in the reserves to cover our capital assets.

We have gone out and looked at different places between 40-60K. We had a guy come to a meeting and talk to us; Kim has gone around.

Homeowner - I would say the gazebo needs to be replaced before the playground. It's 15K.

Discussion on pricing increases. We are looking at putting in a Pavilion instead of the gazebo.

We are discussing with one business. He quotes the cloth top around 8K. We are still discussing and getting quotes. We took a 6K hit on the new signs in the neighborhood.

Tim- we would not have to replace everything on the park maybe just the swings and the slides. Kim explains what the gentleman explained of keeping the structure and not cost to replace the swings.

Tim- I think we will get more support; we have never done anything for the adults. If we did it for both the kids and the adults, I think we would get more support.

Brent- I went to the park and checked everything out. The tic tac toe is falling apart the spin things at the bottom. If someone came out and sand blasted and then repainted, I think it would last a long time. The steps are rotting through. I think we can repair allot and save some money instead of replacing the entire thing.

Discussion on how old the park is. Supposed to last 25, believe it has been 11 years. A canvas to shade the park would protect it. The Pavilion would be more functional, and then repair the playground. Can we do this work ourselves or is it a liability.

What are we replacing? The playground not the slides. Discussion on the park. It's a vinyl so it will last longer. Everything was sparked because of a mom's group page where our park was being talked about.

Treks would fix the steps? Discussion.

This playground that we have the quotes was great, the quote was the best one we received so far. Discussion on bringing integrity back to the playground. The cover itself is expensive.

Continued. The size of the gazebo is not sufficient for the number of homeowners we have in our community.

Is the 300 going straight to the playground? Yes.

How many must vote? 88 homes.

That is why I think we need something for adults.

So, 300, plus the additional 90. Discussion on personal issues, how many homeowners have financial hardships, or are on a fixed income. Can we look at a smaller income?

Idea, what if we take out a loan? Wayne- that can be done. Then we can do the adult thing and the kid thing. Discussion on it. John went through the books and 4 years straight no one put any money in the reserves. Are the reserves to replace? Any assets. I.e.: sign, pump anything. Is there any wiggle room. When Tim was president, they tried to the life cycle thing but everything broke faster. I think there are a lot of people who would go down to the park and look at the structure and think it is ok. A mom can go and look and see the rust and the first step and see a problem. I think we can do sandblast and fix the steps. All I am saying is maybe we can bring someone out and see what we have for a quote.

The Gazebo is bad. Discussion on it. It is hard to get money out of people. I think we do the loan. Discussion on things we can add. Fitness track around the lake? Previously we have done surveys but we get wild responses. The price of the Pavilion about 16K. Discussion on the roof. Continued discussion on the finances.

How many houses have children? Maybe 35%.

What if we do 50% of the basic, and then do a loan? It needs to be that everyone gets something.

Continued discussion on what we can do for the adults.

What if we get an estimate in two weeks and it is 10-12K? But if it comes out 1500 and we could get a few more years. Continued discussion on it.

Brent will call and see if he can get a quote.

Replacing the playground and gazebo, need to investigate what the business loan will be?

Discussion on it.

3rd option what if we get a sandblasting quote and its cheap and then will we have enough to do the pavilion?

About 60 a house a month for the loan roughly calculated.

The pond- we spent 2500 for maintenance. How much does the playground get? Capital assets And property maintenance are different things. The pond gets maintenance and the homeowners around the lake get to enjoy. But the playground is just sitting there rotting.

Discussion on it.

We put 687 a month in the reserves.

Continued discussion.

We will have a meeting in the summer to discuss it further with the homeowners.

Review minutes: Motion to approve minutes by Larry second Jack. APPROVED.

Unfinished Business:

Playground was it.

You could use the reserves at collateral on the loan. We have No credit. discussion on how to make everyone happy.

Discussion on how to figure out the new budget.

Discussion on how to present to the homeowners.

Annual Meeting 2pm on the 20th. Discussed what is required for the meeting. Everything has been sent.

Larry would like to go to Wells Fargo and ask them for a loan? Yes. This way we can have factual data to present. Recommendation: get the loan to fix the park. Continued discussion.

Unfinished business is closed at 8:40

President's Report:

Next month At&T coming contact information will be posted.

Vice President Report:

Lights at pond? Steve is in the hospital so when they get it done in approximately 2 weeks, he will have a firm price? The lights will be digital and have a remote to control from the land.

No pictures.

Discussed the spigot in the park. Do we want to do it or not? Discussion on it. Vote no.

Treasurer Report:

Bookkeeper report.

Larry Leaman, I will be stepping out as the treasurer. I will be presenting at the meeting. So, if anyone knows anyone, please let me know.

Bookkeeper Report:

Checking 1353.46

Savings 42578.23

Income 5211

Expenses:

Insurance 5356

Landscaping 760

Maint. Front entrance 0

Maint. Park 0

Maint. Sprinkler 0

Maint. Lawn Care 700

Maint. Pond care 155

Office supplies 0

Postage and delivery 0

Printing 0

Professional fees 400

Real-estate tax 349

Rent 212

Safety 108

Social p

Utilities 334

Website 0

Total expense 8375

2 Homeowners owe \$80.

Discussion on fees for the signs.

We should have 85 K in reserves and 30K in the checking.

I sent out a detailed report for every expense.

John will talk to the attorney about the final 2 who did not pay.

Secretary:

NTR

Grounds report:

NTR

Social:

NTR

ARC's Report:

Hurricane windows

House painted

Landscaping

All approved.

Rules and Violations Report:

NTR

New business:

I have been through the bylaws and I am looking for something that says structures that can be seen from the street. Nothing about portable structure.

There is nothing we can do as an HOA because it is not a permanent structure.

Meeting adjourned: Motion to adjourn Larry Second Jackie. Approved.

Meeting adjourned: 9:07 PM