

Sunrise Homeowners Association

Grace Brethren Church
Melbourne, FL 32940

Meeting Minutes

Date: 02/04/2024

Board Member Participants: John Kepner, Jack Gehl, Frank Clark, Jacklyn Lizotte, Kim Weber, Nadia Muller.

ARC: Fran Henderson

Homeowner's Participants:

Phone Participants: None

Book keeper: Wayne McDougle

General Business: Meeting called to order at 7:45.

Roll call

Guest of meeting: Richard Plantec.

Things at the meeting should not have been that way. HOA member knocking homeowners for not being there, Robert's Rules of Order, were poorly run. Need to have what you need for people to hear you, and have an agenda to hand out. The meeting should have been run better and I think you can do better. No one has any idea what you are going to do with the playground. You owe it to the homeowners of what is happening and why. I think that could be clarified.

Biggest thing is if they read the minutes.

We read the minutes.

As a fellow non board member, there were plenty of calls for people to come forward. People kept asking him to come closer. The lawyer explained they have to keep it maintained and they explained what the money was for.

You talk to anyone around and you people have no clue.

Why were people upset that people said they should come to a meeting?

Explanation from John K.

Maintenance Budget to go into reserves.

There was a maintenance budget for the park.

I think some of the people felt they were shamed for asking questions. They can ask questions when we ask them to come to monthly meetings for their questions. We discussed the park at length for months. Kim's family went out and checked out parks and had quotes.

If you're going to have 300 assessments you need to get the word Out, the Facebook page or up on the sign.

I don't think anybody thinks you're a bad Board but the meeting was run poorly. The letters from this guy are not crazy. You didn't communicate very well. I had no idea what it was about. Even at the meeting it was very confusing. They talked about the gazebo. It was confusing. I go talking to everybody. I have my grandkids I bring to the playground; I voted in favor of the increase of the dues. If you're going to spend that kind of money it should be communicated. I think you should put money into the playground.

We wouldn't be in this position now if we were here 11 years ago. John explains. Most people can see there are problems with the park. We can do work to get it through a few years and then raise the money to replace it. The assessment seems excessive. I don't see how it's an emergency repair. Emergency replacement comes from a different budget, and replacement is out of the reserves. Discussion questions on what the lawyer explained. The main point was to table it until June because we need to get the church again. One thing you should get is a speaker system. There were a lot of misconceptions, everyone kept talking. John is soft spoken. After the lawyer presented Latham was going to get estimates for repairs and someone else is getting an inspector. We have to get 66% of people there. We also have to get the bylaws passed. Discussion on how the meeting will go.

When we have someone coming to explain. Expenditures Let everyone know.

AT&T is coming to install fiber optics.

Discussion on it.

Brent got a quote for the railings and steps of 2500-3K. We will have to take it apart and bring it in. Tabled.

Discussion on what they do.

Is it rusting or flaking off? There is a hole in the step railing that is rusting. Discussion on if it's worth it to repair based on the cost. Frank explains a method that can be done that may help, he will reach out to Brent.

John used a flex seal on the step and used flex tape but it's rusting through.

There is No one in this country that does safety inspections. Not familiar with what's in Florida, John is going to go look around and see what he can find. Names of places that have them.

Review minutes: pass on to the next meeting.

Unfinished Business:

Board members confirmation.

John Kepner President

Jack Gehl VP

Tim Henderson Treasurer

Jacklyn Lizotte Secretary

Kim Weber Social

Nadia Muller Board

NMSUNRISEHOA@GMAIL.COM

Frank Clark Community Relations

Sunhoa.fc@gmail.com

Fran Henderson ARC

Brent Latham Arbitration

Unfinished business is closed at 8:18

President's Report:

NTR

Vice President Report:

NTR

Treasurer Report:

NTR

Bookkeeper Report:

Checking 26311.59

Savings 43541.91

Income 6109.00

Started transferring into reserves 962 a month.

Expenses

Landscaping - 760

Maint. Front entrance -0

Maint. Park -0
Maint. Sprinkler -0
Maint. Lawncare -40
Maint. Pond care -155
Office supplies -21.07
Postage and delivery -92.40
Printing -0
Professional fees -200.00
Rent 632.96
Safety -107.98
Social -444.26
Utilities -326.39
Website -0
Total expense 2780.06

Going forward next month will show the budgeted amounts so we have a clear understanding of where we stand.

Homeowners that have not paid yet:

We typically give a grace period because of mail.

Generally, we don't charge the late fee till the 10th of February. We have 15 homeowners who are outstanding. We got quite a few for the full amount.

When I spoke to the lawyer, we had to follow the statute. They reference a specific notice. I sent that out and it gives them another 30 days. Then we can proceed with the attorney. We can send them to arbitration and they will explain the process of fees to them. What we have done is go ahead have the attorney get involved because it will compel them to make the payment when they see what fees they will incur. Before it gets to a foreclosure it will hopefully deter them. We have 1 homeowner that did not pay the additional for last year's increase. Wayne spoke with her and sent her a new letter but hasn't heard back. That one does not have to be certified. I took copies of the mailing so we have proof of the mailing. We will see where this stand. Discussion on specific homeowners. One of the homeowners on the list Wayne spoke to he will take them off the list.

Secretary:

Need the training sent out.

Grounds report:

Klip and Kut gave us a notice last November want to increase from 750 to 950. January, he charged us 760. Rosales quote 900 a month for all lawn work, spray (Klip and Kut does not) and includes trees.

If Klip and Kut at 950 21 trees at 60 a tree. That becomes 1065 a month.

Drainage at the back part that drains into st Johns. 4ft wide 10ft long, what it would cost to go to the back wall because we can't clean it out, and it needs to be cleaned out. Rosales would clean out and 4ft on the other side he quoted 675 and if he gets the job, he will keep it clean. We tried to work that out with Klip and Kut and they wouldn't do it.

We can wait till next meeting to check back with Klip and cut and see if they will stay at 760. Most are agreeing that we should switch now.

Discussion again on what Rosales will do. They indicated that they would do weekly service but in the winter months it's twice a month. What do we think about clearing the path? Do we want to wait on that? Must be done before hurricane season. Can we schedule for mid-April? End of the rainy season. 675 to clear out and then will be included 10ft on the right side 4ft the opposite and 20 ft deep. 4ft on the other side it goes down and around, he won't do that. When Tim cleared the trench, the water was so low he was able to drive the tractor around to get to the other side, there is water now so they will weed it back down. He will keep the elephant plant at the park that hides the electrical at the park maintained. Did we get a quote on the cover? Discussion on it.

Vote on Rosales by Jack second by all. Approved.

Social:

NTR

ARC's Report:

Homewood- tree removal- approved

Erik - Windows- approved Pavers- denied need color sample.

Homewood- painting house and garage- approved.

Rules and Violations Report:

NTR

New business:

None.

Community relations:

Discussion on laptops and software.

Meeting adjourned: Motion to adjourn John second Jackie Approved.

Meeting adjourned: 8:47 PM