

Sunrise Homeowners Association

Grace Brethren Church
Melbourne, FL 32940

Meeting Minutes

Date: 12/03/2023

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

ARC: not present

Homeowner's Participants: None.

Phone Participants: None

Guest: John from swing set systems.

Book keeper: Wayne McDougale

General Business: Meeting called to order at 7:43.

Roll call

Guest of meeting: welcome.

John (Guest) went and looked at our playground and area. If we want to go with the one Kim took her kids to test, double-covered slide to protect from sun since we won't be able to do the sun shade over the entire thing.

8K for the swings. He can do repairs so we don't have to replace the entire thing. John discusses what is wrong with the current slides. Can be repaired so we don't have to replace the entire thing. John (guest) explaining the fix. Cost for the fix? He would throw that in when doing the playground. Discussion on paint.

23-24K we would not have to make the area bigger; it will have 4 slides. They would have to change out the regular slide for a twist one in order to fit.

The playground meets all requirements? The book is residential so they have to modify for commercial. They would have it certified. Discussion on the one recently installed and different options. Open spiral instead of closed tube slide.

Also brought up the gazebo, wanting to put down a slab. John(guest) can also assist with this. Discussion on canopy for the playground and gazebo.

What kind of prep for a hurricane? None. Is it wind tested? Yes. Everything is hurricane proof with up to 140 mph winds. 1 year warranty. Life expectancy is 10- 15 years. No matter what you go with wood, metal, vinyl it's all about 10-15 years. Discussion on the construction of the playground. Pressure treated lumber for structure vinyl for protection. Try to make vandalism proof, nothing is indestructible. What about when something does break? Give me a call. Asked about parts being available. Yes. Is anything painted? No. Almost completely maintenance free. Continued discussion on it. Will get us an estimate in writing. This is the most requested set. We can go with wood grain, but it is more expensive. I will submit a proposal for the canopy as well. It will run between 20-25k steel post set into 15-20 lbs of concrete, it goes through cables running through. It will last more than 8 years. The canvas itself is probably 6k. Artificial turf- will make sure the set doesn't settle. Discussion on how it is installed. How much does the turf cost? The one Kim looked at was 14K. Will crunch all the numbers. Discussion on presenting at the annual meeting. Discussion on proposal.

Continued discussion.

24k is a new set with installation, no demo. 2500 to demo. Promises he will make us look good. Continued discussion on what needs to be proposed at the annual meeting. 5-7 working days start to finish. When will we have the quotes? End of this week. Everything is included in the price. Continued discussion on the set.

Review minutes: motion to approve minutes by Jackie second Jack and Larry. Approved.

Unfinished Business:

Playground- complete, will go over with homeowners at the annual meeting.

Annual meeting 2pm on January 20th.

Will send out the meeting by next Friday. On the back is the proxy. We have to have a minimum of 33 houses. Special assessment is 2/3rds vote. We need 88 homes to pass the annual assessment. We should highlight the specific areas on the letter. Max proxies are 25 per an individual. Discussion on payments and when we will make the assessment due. We will see if we can have John (park) come to the annual meeting.

Can we do raffle and things at the holiday party? Yes, we can. 50/50 raffle. Raffle items, bake sale. Talking to another mom about sponsoring a piece of what is needed. Yes. Great ideas. Discussion on how to present to homeowners. Discussion on Pavilion.

Lights at pond- according to Danny the fountain is going. Not sure how long till it goes out.

Between 16-20K for a new fountain. You can get lights for \$60 online, but they won't last long. Probably leak and go out in a week or two. To guarantee we are looking at 1-3k for 4 lights. The 16-20k includes installation. If we do get the new lights, they will be able to be used on the new

fountain. Can we get a brochure so we can look? Is there a cheaper fountain? Yes, but it needs to be a commercial one that will last. Continued discussion. Does the 20K cover a new anchor? Don't know. If we put a commercial one, we may reduce the algae bloom and the smell. What will it cost for an efficient pump for the size of the lake we have. The pump itself will only have a certain range. If we do two, we give to another pump and electrical at the other end. To put another pump couldn't we do self-sustaining? Yes, we need electricity. Jack will get with the guy and find out for us. Continued discussion on what comes off and to the edges of the pond.

Letter about Florida friendly house on Kari. I've also had some phone calls about the property. I went to the county. They came out and spent a day on the property. He called after and said there is no problem with anything on the property but they need to cut the stuff hanging over the sidewalk so people can get through the sidewalk. Jack explained to homeowners why he called. 66% of homeowners need to vote against the overgrowth in order to have them cut it back. Continued discussion.

Unfinished business is closed at 9:01

President's Report:

Annual meeting notice going out next Friday. Need 88 people.
AT&T will be in the neighborhood doing work.

Vice President Report:

Talked about putting a fountain spigot, it's somewhere between 800 and 1k because we don't have an artesian well, we have a deep one. We can get a lock for it for like 15. Been looking for a house for it so kids can't mess with it. The pressure will be there. Have to turn the pump on to get water. The zones are electrical that goes to the carburetor. Continued discussion on it.

Treasurer Report:

Working on getting the insurance. We are getting a slight raise for property liability for officers, liability for property.

Bookkeeper Report:

Checking 7,170.18
Savings 46,072.44
Income 5022.00

Expenses
Insurance 1485
Landscaping 760

Maint. Front entrance 0
Maint. Park 0
Maint. Sprinkler 0
Maint. Lawncare 200
Maint. Pond care 411
Office supplies 0
Postage and delivery 17
Printing 0
Professional fees 200
Rent 212
Safety 279
Social 0
Utilities 310
Website 0
Total expense 3874

3 homeowners owe \$80.

Do any of them have anything in for ARC? No requests approved till dues are paid.

Why do we have a 1500 deficit in Grounds? Mulch.
6K over in the front entrance? Signs front and park.

Secretary:

NTR

Grounds report:

NTR

Social:

We are having a party on 16th 4-7 Santa smooth is coming on his decked-out motorcycle, will read a book. Working on jump houses.

ARC's Report:

NTR

Rules and Violations Report:

Erik

6204- power wash sidewalk

6198- lawn

Joseph

6186- power wash sidewalk

Kari

6163- lawn weeds

6165- lawn weeds

6157- power wash

6154- power wash lawn weeds

6176- power wash

6174- power wash

6166- power wash

Meghan

6113- power wash

6123- lawn weeds

6130- lawn

6135- power wash

6136- power wash

6138- power wash

6140- power wash

6141- power wash

6142- lawn weeds

6144- lawn weeds

6146- lawn weeds

6148- lawn weeds

Homewood

1032- lawns weeds

1036- power wash

1041- power wash

1039- power wash

1035- power wash

1017- lawn weeds

1019- parking on grass

1001- lawn

New business:

None.

Meeting adjourned: Motion to adjourn Jackie second John and Kim. Approved.

Meeting adjourned: 9:20.