Sunrise Homeowners Association

Grace Brethren Church

Melbourne, FL 32940

Meeting Minutes

Date: 6/4/2023

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

ARC - Fran Henderson

Bookkeeper: Wayne McDougle

**Homeowner’s Participants:** None.

Phone Participants: none

**General Business:** Meeting called to order at 7:47

Guest of meeting: None.

**Review minutes**: Motion to approve Jack. Second Larry and John.

**Unfinished Business:**

Sewer drains and cracks. Jack talked to Cynthia Morris traffic engineer specialist. The black pods they put out; they were counters for traffic. Believe they are doing a count for speed humps. There is no discussion for speed humps. Cynthia has someone else who is supposed to call Jack. This coming week by Wednesday Jack will get back in touch. Have to get in touch with Palm Bay Road and bridges for the paving. There will be no repairs for roads or sewer and drains until October. They will come out and put notice on our door knobs when they are ready to start paving. Discussion on the traffic counters.

Playground equipment. Tim went down and took down the bench. Rust spots. The bench at the basketball court needs to be replaced.

New fence at the park. The fence isn't leaning. John went down cleaned up the brush and replaced the pickets that was broken. Continued discussion on the weeds behind the fence to the back fence. Replace the bench. Q: why is it messed up? Weathered.

Replace the signs for the neighborhood.

Gazebo: need to lift it to fix the floor.

Prices online: octagon 10" 16K

K: could we just put in a slab of cement and a cover? Discussion on it.

Will quote out putting a slab and a cover. Discussion on it.

Playground equipment itself. 28K for replacing the playground.

Discussion on playground.

**Unfinished business is closed at**

**President’s Report:**

NTR

**Vice President Report:**

John and I repaired a fence someone took the gate off the hinges and went onto the property on the south side. It's neat I can see why the kids are going back there**.** There are trees that growing like vines. Also, the took the gate off the hinges so we fixed it. Put the hinges on differently, hopefully the kids won’t be able to remove the gate of the hinges. I bought chains and locks two at the top two at the bottom. We are doing this to protect the HOA. That property back there is owned by a company that is zoned for a single family. It's a private property. If they get hurt mom and dad could be financially in trouble and by the Police. I don't care if they go back there but if they do and get hurt it's their parents’ problem. The HOA will monitor the cameras.

Discussion on it.

**Treasurer Report:**

Bookkeeper

Checking: 13,917.26

Savings: 41,914.69

Profit and loss:

Expenses 3637

Income: 5182

Landscaping 760

Clip and cut.

Maintenance lawn care: 730

Park: 299

Garbage bin lids.

Sprinkler: 269

Southern greens.

Pond care: 362

Professional fees: 200

Rent expense: 201

Safety and security: 489

Utilities: 328

11 leases in our community Larry received all but two of the leases has sent out the requirements.

Discussion on it.

Discussion on big dollar items. Like putting in a Pavilion. The playground.

Discussion on decor for the community.

Last year at this time 48K and 28K. Spent allot on the wells and the pond.

Homeowners due: 6 unpaid.

Q: How are we billing them? Billed at beginning of year. Wayne reached out via email; Larry reached out as well. If not paid by 15th of March. It's interest up to that point, plus $25 fine. The interest is not that much. 18% for the year.

Larry got the information he needs to send out letters to all the homeowners who have not paid the new fee. Everyone will get a new letter in July if they didn't pay the full for the new 460. Larry will send the letter to those whose have not paid.

Will the letter be certified? Yes.

Discussion on where the money is coming from for the new signs.

Legals. The Purposed changes for the bylaws. Are we tackling some of the issues we want to talk about to get these amended? We can't restrict rentals. We can make it so people have to live in the house for 1 year before they can rent it. Discussion on it.

**Secretary:**

NTR

**Ground’s Report:**

**NTR**

**ARC’s Report:**

solar panels.

Painting.

More solar panels.

Pavers put in, house painted.

Landscaping.

Homeowner requesting to put hedges in between their property and neighbors. Discussion on placement they are requesting.

Jackie, John, Kim, Larry, Fran, Wayne, John all vote no.

Request denied.

**Rules and Violations Report:**

Erik:

6200 Lawn

6198 Lawn

Joseph:

6186 pressure washing

6182 garbage cans

Kari:

6176 pressure washing

6164 pressure washing

6154 pressure washing

6153 pressure washing

6165 lawns

6173 garbage cans

Meghan:

6145 parking

6144 Lawn

6136 garbage cans

6124 power wash

6108 garbage cans

6105 trim palms

6117 garbage cans and power wash

6131 garbage can and power wash.

6133 power wash

6141 power wash

6143 power wash

6145 garbage cans

6149 power wash

6151 power wash

6130 garbage cans

Homewood

1011 trim palm

Discussion on Florida friendly.

**Social Committee:**

July 4th Celebration in the Park, July 2nd, double slide will be dropped and picked up, will start at 5 till dark. Husband is cooking hotdogs. On July 2nd.

**New Business:**

None.

**Meeting adjourned:** 9:00PM motion to adjourn meeting Larry. Second Jackie and Jack.