

# Sunrise Homeowners Association

Grace Brethren Church  
Melbourne, FL 32940

## Meeting Minutes

Date: 11/05/2023

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

ARC: Fran Henderson

**Homeowner's Participants:** None.

Phone Participants: None

Book keeper: Wayne McDougle

**General Business:** Meeting called to order at 7:37.

Roll call

Guest of meeting:

**Review minutes:** Motion to approve minutes by Jackie second Larry. Approved.

### **Unfinished Business:**

The habitat sign on Joseph was damaged and needed to be replaced. Replaced by Jack.

Annual meeting: moved to January 20th 2024.

Start the letters for the assessment for the meeting for the agenda going out. Using the same letters and changing dates. I'll send out this week for everyone to review. I'll also get the PowerPoint out just waiting on reports from Wayne.

Jack: the pond lights, one is out, it's too old can't be replaced. The fountain is old and no one knows how long the pump mech will work. New one between 10k-18k. Steven is checking on Friday. There is supposed to be some kind of digit mechanism with a remote to change lights. Will that keep him from coming out so often and how long will they last? Warranty is 5 years. He comes out 6 times a year. November changes lenses January takes them out. This type of light with remote, will it work for the older fountain? Steven is checking to see if it can be installed on

current fountain. They have to be installed by an electrician so there is another cost we haven't received a quote on that. Fran knows someone we can ask. One homeowner brought Jack paperwork on Florida friendly. What was is the one on N Pinehurst? An expensive one.

Did we come up with a spigot for the park? Jack talked to someone who is coming out on Tuesday. Depending on the piping there are spikes we can lock. Discussion on it.

Playground- Kim is working on it.

Recommend we increase dues prior to the new year so people don't forget. Discussion on it. Good idea to project prior to raising the dues. Kim explains process she has gone through so far for playground. The lady from Burke gave an itemized quote that did not include demolition.

Vote on raising dues. Currently 460 want to take them to 550.

Do we still need an assessment if we raise the dues? Yes. Discussion on funds we should have and what the prior board did not do to cover capital.

2k every 15 years is what was planned for the fountain.

We should show the homeowners the list of what was in the budget prior.

Motion to approve 550 Jackie, 2nd by Kim. Approved. Wait for the special assessment till the January meeting and discuss when playground is finalized. Discussion on what other communities charge for HOA fees.

Discussion the rough estimate on the playground. Asking for quote on swings as well, Kim will get it.

Discussion on sun shades. Discussion on the ADA swing.

Insurance- don't know what it's going to be yet. They need 30 days prior so we won't know until December.

## **Unfinished business is closed at 8:11**

### **President's Report:**

Bylaws- don't think we should bring up. It's 50 pages or so. I can upload it and send out postcards.

Short term rentals? There are no short-term rentals at this time. In February there will be a meeting that will not allow the grand-fathering in for short term rentals. Any new leases a minimum of 6 months and 1 day. No renting in the 1st year. Continued discussion on it. We can do a minimum of 1 year. There will be no grandfathered in. Continued discussion on it.

### **Vice President Report:**

Discussion on Florida Friendly.

**Treasurer Report:**

NTR

**Bookkeeper Report:**

Letter sent to our HOA. Meant for another HOA.

Checking 9784.66

Savings 45379.36

Income 5205.00

Expenses

Landscaping 760.00

Maint. Front entrance 0

Maint. Park 0

Maint. Sprinkler 0

Maint. Lawncare 200

Maint. Pond care 155

Office supplies 33

Postage and delivery 67

Printing 0

Professional fees 175

Rent 212

Safety 108

Social 0

Utilities 305

Website 0

Total expense 2014

3 Homeowners owe 80.

Half dues due July 31st if not paid they have till the 10th August. They then get a second notice includes the late fee. That goes out late August. Then we sent out emails. Continued discussion on the process.

Right now, we have not heard back from all 3 Homeowners. 2 live here 1 is a company.

Discussed at the last meeting getting the lawyers involved.

Continued discussion.

**Secretary:**

NTR

**Grounds report:**

NTR

**Social:**

Santa is smooth. Saturday the 16th. 5pm.

**ARC's Report:**

NTR

**Rules and Violations Report:**

Meghan-

6123- Yard

6104- Yard

6130- Yard

6134- Yard

6139- Yard

6144- Yard

6146- Yard

6149- Yard

Joseph-

6193- Yard

6182-Clean front yard- boxes and ladder put away

Erik-

6198- Yard

Kari-

6154- Yard

One house complaining that the Florida snow is coming from the neighbor's house.

Discussion on the types of grass that dies with the weed killer.

**New business:**

None.

**Meeting adjourned:** Motion to adjourn Larry 2nd by Jack.

Meeting adjourned: 8:48.