

Sunrise Homeowners Association

Grace Brethren Church
Melbourne, FL 32940

Meeting Minutes

Date: 10/01/2023

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 7:39

Roll call

Guest of meeting: welcome.

Review minutes: motion to approve minutes by Jacklyn second Larry.

Unfinished Business:

Special assessment: discussion on playground with covered canvas. Instead of a gazebo doing a pad and picnic tables maybe add storage down the road? Discussion on placement of pad, Pavilion, storage unit. 10x20 slab? 15x30? Discussion on insurance coverage. Putting slab where the current gazebo is. Discussion on putting in spicket at park. Jack will get a cost. Are there package deals with play structures and covers? No, can't find ones that have both play structure and swings. Discussion on why the swings need to be replaced.

John will send out what he found online for us to look at.

Discussion on funds. Special assessment 250 x 131 homes Brings in \$32,750. Suggesting we do \$300 per home to cover the playground with \$39,300. Larry thinks we should just focus on doing the playground. Continued discussion on it. Need to have a plan for the annual meeting.

2023 approved budget, 2024 - proposed assessment 300 per house add 90 per house for dues, discussion on dues around us.

At the meeting we need to discuss how much we spend on certain things. Like mulch and power washing. The stone monument was 3K when they did it a few years back. We need to get to the point where we have the funds to cover our capital. Discussion on what's been done in the past without raising dues to cover the costs. They had a CD and a reserve account. They took the CD and never replenished it.

When will John and Larry sit down to go over the bylaws. They will present for a vote at the annual meeting unless we have a special meeting. John will just mail it out to everyone and have them review before the annual meeting. Still have to pay for the revisions to the bylaws. Discussion on it.

Estimated assessment, what we need in reserves.

Continued discussion on park. John found a new company going to see if they will come out. Clip and Kut will stay with current contract Jack waiting for other quotes. Ask about mulch in April being built into the fee. Discussion on previous years having mulch dropped.

Unfinished business is closed at 8:26

President's Report:

NTR

Vice President Report:

NTR

Treasurer Report:

New stuff- John is going to check on playground

I need to update insurance. 100k coverage for structures. Current policy needs to be renewed.

Jack- new landscaping.

Won't know what's being Transferred into reserves.

Bookkeeper Report:

Checking 10705.73

Savings 44686.17

Income 5152

Expenses

Landscaping 760

Maint. Front entrance 51

Maint. Park 1300 - park bench

Maint. Sprinkler 0

Maint. Lawncare 0
Maint. Pond care 155
Office supplies 0
Postage and delivery 0
Printing 0
Professional fees 490 - tax return from last year
Rent 212
Safety 108
Social 197 - 4th of July
Utilities 321
Website 0

Total expenses: 1558
Landscaping and grounds -over by 2400
Front entrance- 6100 over the year
Professional fees-attorney 2300 over for the year

Received payment from 11 homeowners.

12 homeowners past due.

Discussion on what's next. We have made collection efforts. We reach out then turn over to the attorney. We have reached out twice now we will send to the attorney.

Is there a way to make them pay the fees? We would have to ask the attorneys.

Some of these are new homeowners.

Discussion on fees.

They are all either 2nd half or the 80 added.

I'll email details of the accounts that are over budget like the landscaping mulch, tree removal. Things like that.

Secretary:

NTR

Grounds report:

NTR

Social:

NTR

ARC's Report:

Someone wants to cut down a tree. It's approved.

Rules and Violations Report:

N/A

New business:

Annual meeting is the 2nd Saturday of January and we need to move to the 3rd weekend. We need to firm the letter in November then have copies reviewed and the slide show for the meeting. A Lot of people just aren't paying attention.

Meeting adjourned: Motion to adjourn Jack second Jackie and Kim

Meeting adjourned: 8:55.