Sunrise Homeowners Association

Grace Brethren Church

Melbourne, FL 32940

Meeting Minutes

Date: 9/10/2023

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

ARC: Fran Henderson

**Homeowner’s Participants:** None

Phone Participants: Jacklyn Lizotte

Book Keeper: Wayne McDougle

**General Business:** Meeting called to order at 7:35.

Roll call

Guest of meeting: None

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

**Unfinished Business**:

Basketball court bench has been replaced.

Gazebo, playground equipment budget last year to year 2K difference. 108k this year its 120K.

Email everyone with the difference. A copy of the Proposed budget $40 dollar increases $460 to $500. Includes a special assessment of $250 to the homeowners as well.

Wayne discusses a project prior and options to cut down on costs.

Discussion on labor and installation costs.

Kim discusses the demo she had to do the dumpster was 400 dollars.

Continued discussion on it.

Discussion on what bylaws allow for special assessments not sure if there is a limit.

Discussion on another HOA and what their limits are.

The maximum for an assessment in the bylaw’s states $200.

Continued discussion on it.

Discussion on making sure we have enough to cover everything Pavilion, fence, playground which should be in the reserves at all time.

Once John finishes working out the numbers, he will send the numbers out. Could we do a lesser expensive? No, it has to be a commercial playground. We have to do something before the hurricane next year. You want to replace the swings? Yes. Why? The condition is poor. The slides and the swings. Continued discussion on playground and costs. Discussion on a playground down the road that with a cover.

Evaluating the lawn cutting because they want to raise their rates. Did we ask the company who did the mulch? They put a quote on their bill that is 200 less a month than what we are currently paying. Jack will call them. He is also the one who cut out the stuff around the cul de sac.

I was supposed to do 2 things basketball court I contacted 2 people 1 informed me he will not be interested. 1 used to live on Homewood. I have 3 quotes 7300 12K resurface and sealing 25K the main difference is how long it will last. Recommend we do the 12k provided photos of work he has completed. Still waiting for other companies to call back. It used to be a double court it sank. Wondering if it's settling. John will work with Jack to get additional quotes.

Was supposed to find out about the park the company is out of business the only other company is on the west coast in FT Meyers. Continued discussion on it.

**Unfinished business is closed at 8:01**

**President’s Report:**

NTR

**Vice President Report:**

NTR

**Treasurer Report:**

Checking 11410.96

Savings 43993.27

Income 5022

Expenses

Landscaping 6225

Maint. Front entrance 2830

Maint. Park 0

Maint. Sprinkler 486

Maint. Lawncare 790

Maint. Pond care 164

Office supplies 0

Postage and delivery 71

Printing 0

Professional fees 238

Rent 212

Safety 108

Social 0

Utilities 315

Website 0

Total 11438

**Book Keeper Report:**

Expenditures this month

Jack Approved the sprinklers.

Landscaping included the 5400 for the mulch.

Maintenance front entrance had the signage redone.

Lawncare 760 was klip and cut.

Still transferring into reserves. Considering all we have done this year we are doing pretty good.

Down-payment of dues: last month we had 40 people now we have 23. These 23 have been contacted the payments are coming in. 1 is a case where someone had passed the new resident was not receiving the mail. Wayne spoke to them. The 23 have been fined 25 plus 18% interest rate. I've heard back from a couple that said their checks were being processed. Another one was in the hospital. Even the 80-dollar one now there is a 25-dollar late fee and interest which is giving us more revenue.

Discussion on homeowner who put in bushes to the sidewalk? We believe the agreement was 4ft high and they are higher than that. Continued discussion on the bylaws. Can't go past the frontage of the home. Continued discussion.

Jack reading bylaws.

**Secretary:**

NTR

**Grounds report:**

NTR

**Social:**

NTR

**ARC’s Report:**

1 arc for paint 6119 Meghan- Approved

**Rules and Violations Report:**

Meghan

6140- overgrowth

6139- weeds and grass

6137- bushes

6133-bushes/vines

**New business:**

Annual meeting will be 2nd Saturday in January. Have to have everything finalized in the November meeting. December 1st Saturday to have the letters out. Discussion on the dates. Will review the calendar. The attorney should come out we pay him enough.

**Meeting adjourned:** Motion to adjourn John second Jack.

Meeting adjourned: 830.