

Sunrise Homeowners Association

Grace Brethren Church
Melbourne, FL 32940

Meeting Minutes

Date: 1/8/2023

Board Member Participants: John Kepner, Jack Gehl, Jacklyn Lizotte, John Brown

ARC - Fran Henderson

Bookkeeper: Wayne McDougle

Homeowner's Participants: none

Phone Participants: Larry Leaman

General Business: Meeting called to order at 7:39

Roll call

Guest of meeting: none

Review minutes: Larry: specify the insurance. Names which are which to document. John will make change. Motion to approve Jackie Larry second. Approved.

Unfinished Business:

Letter for swing for 1039 Homewood Ave. It's not horrible. I don't know that he is capable of taking down every night It's pretty secured. if it's rolled up is everyone ok? All agreed.

Florida snow at the park. Discussion on it. If we spray the park, it will kill that grass. Everyone except those homes on Homewood by park that can't keep up due to the park get letters for Florida snow.

Tortoise hole? No one has seen it. Jack call and see if we can fill in the hole
Safety hazard for kids.

Lights at pond? Will change to white in February. Red and green for Holidays.

Unfinished business is closed at 7:49

President's Report:

No Wayne. Redo budget for 2023 bringing HOA fees to 420 includes new insurance. Looking at it going up about 80 a year to cover everything else. Discussion on it. We will talk about it at the meeting on Saturday we need to have 1/3rd of the homeowners which is 33 homeowners. Explaining the proxy paperwork that can be filled out. We have to vote everyone on the board. We have to vote on the HOA fees. Changes for bylaws, our bylaws were never recorded. Discussion on proxy.

1 vote per house. Have to be a home owner.
Letters in were sent. Confirmed we received.

We went 4k over the budget this year. We need to make up for that. Electrical around the pond. We should have a sheet with the extra charges we incurred for the homeowners. Discussion on it. John Kepner will have a slide for it. Continued discussion. 3 years since last increase on dues. Discussion on homeowner reactions to due increases. Discussion on dues in HOAs surrounding us.

Theft in Viera a newsletter came out. People need to lock their doors.

Our articles for the HOA were never recorded with the county. Means we can fix the issues. Discussion on voting procedures.
Discussion on the bylaws, capping rentals.

Fireworks? Discussion on it. Issues with your neighbors? Have a discussion with them.

The lawyer will be on the call on Saturday.

Vice President Report:

I'm, not clear on how we are handling 2nd and 3rd violations. 2nd goes out with return receipt. The return goes to? HOA box. Do they then go to John Brown? Yes. Used to be Steve. From here on out goes to John Brown. What if I get a letter back? Hang onto it, it goes to arbitration. When I get the green card back, I hold on? Yes. 15 days later we check on it. 3rd Violations return receipt then goes to John Brown, then to Tim Henderson in Arbitration, if the letter comes back it goes to Jack Gehl.
John Brown and Jack Gehl will coordinate.

Issues with kids at the park with golf carts on the playground.

Jack is going to check on pressure washing

The filter at park is filthy with have them come clean in.

Homeowner complaint on Kari about trees hanging over her property line, advised to have them cut straight up her property line.

Treasurer Report:

Wayne

Financial reports:

Checking: \$2323

Savings: \$38452

Profit and loss:

Income:

Expenses:

Fountain:

Insurance: 6076

Property liability \$1577

Management liability \$1420

General liability: \$3034

Is it possible to make the insurance payment at the beginning of the year? Explains why doesn't matter.

Landscaping: 760

Maintenance front entrance: 306

Maintenance lawn: 90

Maintenance pond: 367

Postage and delivery: 10

Professional fees: 210

Rent expenses: 201 (storage unit) may need to budget a little higher, they are not offering a discount. Maybe have conversation with rental place of no increase if we prepay.

Safety and Security: 108

Social: 690

Utilities: 316 went up. Will need to increase this for next year.

Total expense: 9134

YTD 4k higher than the budget. Biggest are insurance and front entrance.

Discussion on invoice for the lights at the front.

The invoice is for timers at front entrance, 11 lights replaced spent 2400 this year for front entrance.

YTD expenses are

Started receiving due payments already.

Budget for playground, fence, gazebo

Will we move fence to property line? Can't move it 10 ft on Northside, the ground is graded to the retention pond.

Discussion on it.

Secretary:

NTR

Ground's Report:

NTR

ARC's Report:

Someone putting in a new door.

On Meghan put in a water softener, they are hiding the water softener with shrubs.

Discussion on it.

Storm door/ picked color- done.

Rules and Violations Report:

32 Violations

1 second

1 third

No rules on Fireworks.

Discussion on Fireworks.

Erick Ct

6198-swingset

6199- trim palms

6107- trim palms

Joseph

6185- Trim Palms

6191- Trim Palms

6195- Trim Palms

Kari

6176- Trim Palms/garbage cans

6174- Trim Palms/garbage cans

6154-Power wash sidewalk
6157- Trim Palms
6165- Trim Palms
6165- Trim Palms/garbage cans
6169- Trim Palms/garbage cans
6173-Trim Palms/garbage cans
6177- fence in front yard

Meghan

6148-garbage cans
6140- Trim Palms
6130- Trim Palms
6124- Trim Palms
6107- lawn
6113- lawn
6123-lawn
6129-garbage cans
6133- garbage cans
6137- boat trailer In driveway
6145- garbage cans
6149- Trim Palms

HOMEWOOD

1032- garbage cans
1034- pallets in yard
1036- pallets in yard
1025- Trim Palms
1017- garbage cans
1011- Trim Palms

Social Committee:

NTR

New Business:

Discussion on cars speeding at bottom of Homewood.

Speed bumps? Discussion on it.

Call county about grading street. Shaving sidewalk.

Meeting adjourned: motion to adjourn meeting John Brown, 2nd by Jack Gehl.