

# Sunrise Homeowners Association

Grace Brethren Church  
Melbourne, FL 32940

## Meeting Minutes

Date: 3/5/2023

**Board Member Participants:** John Kepner, Jack Gehl, Jacklyn Lizotte, Kimberly Weber

ARC - Fran Henderson

Bookkeeper: Wayne McDougle (by phone)

**Homeowner's Participants:** Suzanne , Daniel Gannon

Phone Participants: Larry Leaman

**General Business:** Meeting called to order at 7:40 P.M.

Roll call.

Guest of meeting: Facebook page people are talking about putting a little book library in. (Passes around photo of it) since people showed interest in it I think we can see if people would like to donate books and supplies. We think it should be by the gazebo so people can read in the shade. She would like to be able to come up with a plan and present it at the April meeting. Mom explains further. The girls scout troop will build it. And we can ask for donations from the community. Was thinking of doing a In adult side and a children side.

Discussion on it. It must be approved by the girls scout community for the girls to do to it as a project.

Larry: are you part of the community and would you be able to oversee it. "Yes". They will also come up with a plan to maintain. Will it need a girl scout design? I was thinking of doing a sunrise with a girls scout logo.

Has the troop done this before? Have you done this before? Are there problems with people stealing?

Take a book leave a book explained.

Continued discussion.

Couple ideas. Like a bird house or have plants around.

Motion to approve John. Second by all. Approved.

**Review minutes:**

Motion to approve Jackie second Larry. Approved.

Looking for contract for Bookkeeper.

**Unfinished Business:**

Jack Gehl - Tortoise hole- everybody says they do not believe it is a tortoise hole.

I talked further about the lake when initially it was 5 acres and 10 ft in the middle. People who take care of water are going to measure the middle to see how deep now. How much property has been lost to the owners on the lake? Have a survey company come out. Sprinkler head on the west side of the lake by the habitat that was about 2 ft into the water. They have lost a good 2 ft in the habitat area and will lose more. People that own should add something to keep it from eroding. We need to make sure it drains properly. Adding coquina rock to keep it from going. Do we want to get an estimate to do that? The guy on the end he had put a lot of money into it, and it kept falling in, he put in tall grass everything. Then the people took out the tall grass because there were snakes. We need to discuss the different methods to keep it from eroding and could homeowners contribute to helping. Jack's nephew builds rocks and sea walls, he will call and ask for suggestions, shoring up the area around the retention pond. No one has dredged there but in other sunrise places they drained and resodded. Not spring fed. They drain and let the rain fill back up. Larry thinks it will be over the budget. That is why he wants to know if homeowners would be willing to contribute.

5 trees that are down across the St Johns canal. The subdivision that has the Clubhouse, Springs of Suntree called Jack on Friday, they got a quote 1700 to remove them. Jack had two others come out to get quotes. Springs of Suntree is willing to pay half. If it is ok, once I get the other two quotes I can go with the lowest. That is taking them back into the habitat or take it.

Some that are hanging cut off and take it, some will be pulled back into the habitat.

Jack called for pressure washing quotes, Wayne texted the information to Jack. Jack will call tomorrow and get an estimate from them. What it requires is a check for \$850 to take to City of Cocoa Water Management to install a meter. Pressure washing was last done in 2019.

Talking to the county I made a comment about the property off US 1, taxes are not showing which means its low. We have talked about buying it, I do not recommend. They would make us build a Berm and we would have to bring in a machine. If they want to give it away, we will take it. Discussion on it.

Need to discuss fencing on the north and south side. The only problem is if we put a new fence on north side what do we tie it into. The existing fence ties into Tillmans side, we could put in a corner post. Fence on Southside is leaning bad. All the posts are metal post. The tree bent the post. Putting in a plastic fence. John thinks things will just grow through it and a hurricane will

take it out. We can just leave the chain link fence. John suggests we just replace the section that is broken. The chain link is on the east side behind the berm, Chain-link from the gate back but it is demolished. Maintain what we have. Get a quote to replace panels and a quote to replace entire fence. Discussion on playground.

Motion to approve the 5 trees to be removed along Pinehurst over hanging the canal to the lowest quote.

### **Unfinished business is closed at 8:07**

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

NTR

#### **Vice President Report:**

NTR

#### **Treasurer Report:**

Wayne

Financial reports:

Checking: 28642.45

Savings: 39836.92

Profit and loss:

Income: 5102

Expenses:

Landscaping: 760

Maintenance Park:

Maintenance Sprinkler:

Maintenance Pond Care:

Office Supplies:

Postage and delivery:

Printing and Reproduction:

Professional fees: 3333

Rent expenses: 201

Safety & Security: 107

Social Events:

Utilities: 340

Only Unusual is the legal bills. Only one should be annual meeting. Going to send to John to review.

Continued discussion on lawyer bill.

Dues half of outstanding came in. 11 remaining which will now go to arbitration. I will talk to Tim this week.

Homeowners Closing on the 28th of February owed the original dues from this year, they included Estoppel but not dues. Wayne emailed but has not heard back. Discussion on it.

Lease agreements are supposed to be coming to Larry.

Discussion on it.

Larry:

The signs. I talked to a sign specialist in Rockledge they don't handle them, and they don't know any place that does them. Discussion on different types of signs. Continued discussion. Larry will investigate it. Fran will ask her son.

**Secretary:**

NTR

**Ground's Report:**

NTR

**ARC's Report:**

Lots of ARCs everything approved.

6165 Kari just painted their house, and it is amazing.

**Rules and Violations Report:**

NTR

**Social Committee:**

Easter April 9th. Saturday before. April 8th. Separate into age groups. Late start. Ribbon in the park to separate the areas.

**New Business:**

Speed bump. Jack called for them to come back out. Speed humps. Discussion on it. Must go to the county. Discussion on speeding. Discussion on renters who are speeding and have almost hit children. Go to the county about reducing speeding limit to 15. Continued discussion. Jack will go to county about reducing speed limit 15. Larry will call sheriffs to come out and watch.

**Meeting adjourned:** Motion to adjourn meeting Larry, second Jack. **Adjourned @ 8:45 P.M.**