



SUNRISE MASTER ASSOCIATION

MINUTES OF THE BOARD OF DIRECTORS MEETING

May 18, 2016

BOARD OF DIRECTORS: Sloan Clack, Monica Gildea, Fred Goehler, Brenda Pearson
Eric Corliss – Absent

Association Management: Kathy Berrens – TMT – Sunrise Community Association Manager
Kiara Wiggins – TMT – Sunrise Administrative Assistant
Angie Orr – TMT – Senior Director, Large Scale Management

1. **Call to Order and Confirmation of Quorum**
President Sloan Clack opened the meeting at 6:00pm
Eric Corliss – Absent
2. **Consideration of Agenda –**
New Business added to agenda:
Item D – Sunrise Blvd Speeding
3. **Guest Speaker SABA Collections – Paula Bartlett**
Paula Bartlett gave the Board an overview of SABA's process for collecting on delinquent accounts.
4. **20-Minute Open Forum and Homeowner Comment Period**
 - a) Follow up from February Board meeting, presented by Kathy Berrens
 - i. Sunrise Blvd Light Outage: Kathy Berrens updated Board on Jim White's previous concern. All lights along the Blvd are now fixed and the sidewalks have been replaced.
 - b) No homeowners present for comment period.
5. **Review and Approval of Board Meeting Minutes**
Motion to approve April 20, 2016 Board meeting minutes was made by Brenda Pearson, Seconded by Monica Gildea; Approved 4/Opposed 0
Motion to approve March 17, 2016 Board Yearly Organizational Minutes was made by Brenda Pearson, Seconded by Monica Gildea; Approved 4/Opposed 0
6. **Financial Report**
April Financials were tabled until June 15, 2016 Board Meeting for line item corrections.
7. **Presidents Report –** Sloan Clack updated the Board that the CC&R revisions were posted to SMA website for homeowner review, comments, questions, and/or concerns during the first week of May 2016.
8. **Management Report**
 - a) Manager's Report – Kathy Berrens gave the Board an update on site violations. Passed out the newly designed business cards. Kathy Berrens reminded the board that the Semi-Annual Garage sale will be taking place May 20th–22nd and ads have been placed and signs will be placed throughout the community.

9. Unfinished Business

- a) Consent in Lieu Clubhouse HVAC – The Board signed Consent in Lieu of Meeting document, unanimously approving the Clubhouse HVAC system repairs in the amount not to exceed \$2,500.00.
- b) Review of CC&R questions – Kathy Berrens submitted to the Board a document with all questions received from homeowners. The Board will work in executive session to draft responses to all questions.
- c) Review of Collections comments – Kathy Berrens submitted to Board the one question received by homeowners and was instructed to follow up with homeowner directly.

10. New Business

- a) Compliance Hearing Committee – Kathy Berrens presented to the board creating a compliance hearing committee for all violation hearings. The board will have a special meeting to discuss details and determine committee members.
- b) Emerald Pointe gate damage invoices
Motion to approve Emerald Pointe gate repair estimates 2610, 2635, 2636, and 2637 with total amount not to exceed \$4,200 was made by Brenda Pearson, Seconded by Fred Goehler; Approved 4/Opposed 0.
- c) Emerald Pointe irrigation Invoices – Kathy Berrens informed board of some issues with the Irrigation system in Emerald Pointe. The repairs were completed and invoices were covered in the budget.
- d) Sunrise Blvd Speeding – Fred Goehler brought to the attention of the Board the speeding along Sunrise Blvd. Kathy Berrens informed the Board that the Sheriffs have been giving out speeding tickets and will continue to monitor. Brenda Pearson suggested we send out an eBlast to inform homeowners of the speed patrol.

Motion to recess into Executive Session was made by Brenda Pearson, Seconded by Sloan Clack; Approved 4/Opposed 0

Reconvene to Regular Meeting at 9:13 pm

Motion to reconvene Board meeting was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/ Opposed 0

Contract Issues

Motion to pay management trust legal contract expense of \$539.50 was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0

Legal Expenses

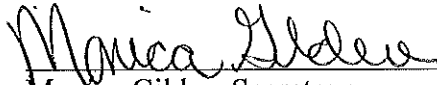
Motion to pay Veritas Forensic Accounting invoice in the amount of \$1,928.25 was made by Sloan Clack, Seconded by Brenda Pearson; Approved 4/Opposed 0

Violation Fee Waivers

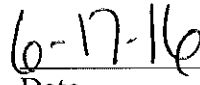
Motion to deny violation fee waiver request by Richmond American was made by Sloan Clack, Seconded by Monica Gildea; Approved 4/Opposed 0

Motion to deny violation fee waiver request on account 555551 was made by Sloan Clack, Seconded by Monica Gildea; Approved 4/Opposed 0. Board reiterated prior motion, if no payment is made by May 31st, 2016 and signatures are not on required documentation, offer is null and void.

With no further business to go before the Board, the meeting was adjourned at 9:16 pm; moved by Monica Gildea, Seconded by Brenda Pearson; Approved 4/Opposed 0



Monica Gildea, Secretary



Date



Sloan Clack, President