

Sunrise Master Association

BOARD OF DIRECTORS MEETING

MEETING MINUTES

Sunrise Master Association Clubhouse

September 18, 2018 – 6:00 PM

BOARD OF DIRECTORS: Sloan Clack, Roger Elmore, Brenda Pearson, Monica Gildea
Eric Corliss - *Absent*

Association Management: Kathy Berrens, Alex Carabello

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 6:00 pm.
2. Consideration of Agenda
 - a) Amendment to Agenda- Add item 8e, Tax Return 1120H to be reviewed and signed
Motion to amend the agenda to allow the addition of item 8e was made by Brenda Pearson and seconded by Roger Elmore. Approved 3/Opposed 0
3. Review and Approval of August 21, 2018 Sunrise Board Meeting Minutes
Motion to approve the August 21, 2018 Sunrise Board Meeting Minutes was made by Brenda Pearson and seconded by Roger Elmore. Approved 3/Opposed 0
4. Review of Financial Information:
 - a) August Financials
The water will be reduced going forward with the colder weather.
Kathy will be meeting with HOACS to go over financial statements since the transition.
No motion requested.
5. Presidents Report/Development Update –
 - The Retreat- The sheriffs and Richmond America are helping to remove the homeless camp in the wetlands. Landscape will remove the debris and structure when it is evacuated.
 - The Madronas had their preliminary plat hearing on 9/6/18 and was approved. Construction will begin before the end of 2018.
 - The Crossing's, 180 units, has a hearing set for 10/17/18. The civil designs are currently being reviewed by the county.
 - The Pines, 162 units, has a hearing set for 10/17/18. Designs have not been submitted to the county.
 - The Woodlands are preparing to submit their ARC applications.
 - South Sunrise, 817 lots, will be completed on 2 plats and 4 phases. Request for preliminary plat approval has not been submitted to the county.
 - The Park is in progressing. Meetings are being held every week with park designers. Design focus has been above ground. The grading paperwork is with the civil engineers to then design below ground. There will be play equipment, trails, a splash park, a Baseball field, a soccer field, a dog park, a picnic shelter and a community center.
6. Manager's Report – SMA Manager Kathy Berrens provided an update on action items from the last board meeting and the community.
 - Maintenance

- The Woodlands landscaping is complete. Monuments are currently being designed. The Sheriffs have been patrolling that area and have locked the gate to restrict access to the pond area.
- Concrete fencing is being installed at The Rim.
- Water is being shut off with the cooler weather approaching.
- Administrative
 - 2nd delinquency notices were sent to 171 delinquent accounts. Delinquent accounts were charged a late fee of \$25, a \$12 administrative fee, and 1% interest. If payments not received by October 10th, they will be sent a notice of collections.
 - The budget committee will be meeting weekly starting in October.
 - A member of the Compliance Committee has resigned; 1 spot to fill on committee.
 - Benches will be installed next week.
- Upcoming Events
 - Guest author- Sean Smith will be doing a reading/signing on 10/11/18.
 - Something to Chalk About- Chalk lettering class on 10/18/18. Homeowners must register at the Sunrise Office to reserve a spot.
 - **Motion** to approve the purchase of 32 chairs for the clubhouse was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0
 - Office staff will begin organizing future events for the remainder of the year
Motion to approve upcoming event expenses was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0

7. Unfinished Business

- a) Tennis/Basketball Court Resurface Contract- The court is unsafe with ridges. It was last resurfaced in 2010. This will be a reserve item.
Motion to approve the resurface contract for Spring of 2019 in the amount of \$14,900.00 with MidPac was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0
- b) Concrete Fencing Review- Concrete fencing will be replaced in sections along the boulevard.
Motion to replace the concrete fencing along The Meadows and Savannah Ridge for 1309 LF costing \$92,300.00 was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0
- c) Mailbox Inventory Review- Mailboxes throughout Sunrise need to be replaced. Board requested more information regarding exact boxes to be purchased and labor costs. No motion made.

8. New Business –

- a) Retreat Easement
Motion to approve the easement request made by Richmond American Homes on The Retreat's Lot 31 was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0
- b) Appointment of 2019 Budget Committee Members-
Motion to appoint Troy Dunlap, Ian Black, and Paul Cash to the 2019 Budget Committee was made by Sloan Clack and seconded by Monica Gildea. Approved 4/Opposed 0
Motion to appoint Brenda Pearson to sit on the Budget Committee was made by Sloan Clack and seconded by Roger Elmore. Approved 4/Opposed 0
- c) Tax Prepare & 2018 Financial Audit-
Motion to schedule tax preparation and 2019 financial audit was made by Roger Elmore and seconded by Monica Gildea. Approved 4/Opposed 0
- d) Lien Release Engagement-
Motion to approve the engagement with Gregory Ekland for lien releasements was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0
- e) Tax Preparation- 1120H Document
Motion to authorize President Sloan Clack to sign the 1120H document was made by Monica Gildea and seconded by Roger Elmore. Approved 4/Opposed 0


9. 20-Minute Open Forum and Homeowner Comment Period - Sunrise homeowners were given an opportunity to comment on various community projects and policies. Addressed during this session were the following topics:

- Fireworks policies
- Storm drain maintenance
- Emerald Pointe construction

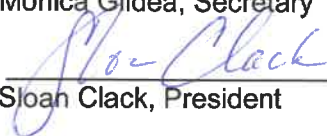
10. Potential Executive Session *

11. Adjourn


Motion to adjourn at 8:39 PM was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.



Monica Gildea, Secretary



Sloan Clack, President



Date