

SUNRISE LAKES PHASE 4 RECREATION DISTRICT
REC BOARD MEETING MINUTES
TUESDAY July 16th 2024 9:30 A.M
10102 SUNRISE LAKES BLVD.

SUNRISE LAKES PHASE 4 RECREATION DISTRICT BOARD MEETING

1. Call Meeting to Order 09:53AM
2. Pledge of Allegiance
3. Roll Call - Yvonne Hepler, Glenn Stricklin, Jorge DeIPino, Charlie Venticinque, Luis Dilone
4. Motion To Approve Modified Agenda -Yvonne Hepler made a request to modify the published agenda (1) C.V (2) G.S. No Discussion - Passed Unanimously
5. Motion To Approve June Meeting Minutes - (1) C.V. (2) L.D. No Discussion - Passed Unanimously
6. Treasurer's Report - Given by Yvonne Hepler-
7. Chairperson/District Manager Report - See Managers Report Below:
8. Social Director's Report

Old Business

Motion To Approve 2024/2025 Budget - Motion was modified to remove motion and replace with discussion.

Manager's Report:

Good morning, everyone, those that took the time to be in person and those tuning in via Zoom. Since our last board meeting Yvonne and I have had meetings with our vendors in attempt to renegotiate and renew existing contracts. The following services have either been renewed with modifications/remained as is or have been cancelled.

- 1-Pool Services
- 2-Landscaping – Recreation District
- 3-Wet Checks – main Clubhouse and Satellite 5
- 4-Security Services
- 5-Tennis Courts
- 6-Maintenance Building – Updates

We entered an RFP in Demand Star for Pool Services – we have placed those on Hold for now, as mentioned before, we are re-negotiating with our current vendor. They have made some important changes, and we are giving them an opportunity to improve their performance, we will continue to monitor them moving forward.

In addition, we entered an RFP to resurface our Tennis/Pickleball courts. We are in the early stages of this process. Please log into our website: www.sl4recdistrict.com for updates.

We have some updates for those of you that live close to our Maintenance Building. This past Wednesday we had a meeting at City of Sunrise – Permits officers as well as our Vendor. This is no easy task, it is a tedious process, with new regulations. We are working diligently, I assure you.

I am sure some of you have noticed that we still have some exposed wires. They are NOT live- those are part of our ongoing Premier Fire alarm updates – Again City of Sunrise has tightened up their already strict requirements and we are continuing to work with them.

Our fountain project recently completed the installation at Inc 1's lake back of Bldgs.' 158 & 159, it looks beautiful, Charlie Venticinque worked on this project, we will be probably adding one or two more. So, stay tuned.

To finalize my report on a happy note, our Back Office is almost finished, the floors are done as well as painting, a very nice conference room table and comfy chairs are in. Please look. We want all the Incs to take advantage of this space, we simply ask that you check with our front office staff to ensure there is no conflict.

Please don't miss our next Sunrise Sun magazine for our upcoming events.

Chairperson's Report:

Discussion: Yvonne Hepler discussed the 2024/2025 budget. The budget was not presented for final vote at this meeting. Unfortunately, the district was not able to post the preliminary budget on its website as required by the statutes. There remains a few line items where the final budget amount needs to be finalized. These line items are security and utilities.

Discussion took place regarding changes in security vendor. The question was put forward as to whether the District should continue with the current vendor or replace with an in-house security staff.

The district manager and general manager are still in the process of negotiation with the current security vendor. There are financial advantages to establishing an in-house security that equates to approximately over \$100,000 a year in savings.

The current security company has a non-compete clause in their contract. This clause does not allow the district to hire their current employees, if the district desires to go with in-house staff.

The vendor has made a proposal which has been countered by the district manager. The vendor has requested a few days to review the counter offer and get back with the district.

The motion to approve change from vendor security to partial or full, in-house security was modified and reworded to read: Motion to change from vendor security services to full or partial in-house, contingent on renegotiations of contract. In the event that the district is not able to renegotiate, the district will move forward with hiring an in-house staff. The district has made every attempt to seek the employment of the present security staff. It will be with deep regret if we are not able to re-employ them before a full year as required by the non-compete clause. Many of the security staff are owners in this community. Yvonne stressed the fact that this decision is driven by the Board's fiduciary responsibility to ensure that we are doing what is economically best for the community.

Discussion: Additional discussion took place regarding the change in clubhouse hours and employee hours in order to address the communities accommodations when using the clubhouse and satellite facilities. The need for housekeeping staff during the evening hours and extended office hours for owners who work.

Discussion: The District will be purchasing a long range PA system. This will allow security to make open air announcements at the satellite facilities when monitoring the cameras. This will provide better security and faster reaction time.

New Business

Motion To Approve Change from Vendor Security to Partial or Full In House (1) L.D. (2) C.V

Discussions: See above - Passed Unanimously

Announce Change In Clubhouse Hours - Effective October 1st.

Discussion: Effective October 1st, the new clubhouse hours will be Monday through Thursday from 08:00AM to 9:00. Friday & Sunday 08:00AM to 10:00PM Saturday from 08:00AM to 11:00PM

Good & Welfare

None

Adjourn Meeting Motion to adjourn meeting 1. (C.V) 2.(G.S.) Passed Unanimously