

Sunrise Master Association

BOARD OF DIRECTORS MEETING

Meeting Minutes

Sunrise Master Association Clubhouse

April 19, 2017 – 4:00 PM

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

Association Management: Kathy Berrens, Sunrise Community Association Manager, TMT
Robbin Coltom, Sunrise Assistant Community Manager, TMT

1. Call to Order and Confirmation of Quorum: President Sloan Clack opened the meeting at 4:00pm
2. Consideration of Agenda: No changes or additions were requested.
3. 20-Minute Open Forum and Homeowner Comment Period
 - a) Follow up from March 1, 2017 Board Meeting: There were no items for follow up discussion..
 - b) Homeowner comments: One homeowner was in attendance and provided a written list of questions which were presented to the Board and will be addressed.
4. Review and Approval of:
 - a) February 15, 2017 Board Meeting Minutes
Motion to approve the February 15, 2017 Board Meeting Minutes was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.
 - b) March 1, 2017 Board Meeting Minutes
Motion to approve the March 1, 2017 Board Meeting Minutes with correction of typo was made by Monica Gildea and seconded by Brenda Pearson. Approved 4/Opposed 0.
 - c) March 22, 2017 Annual Board Meeting Minutes. Approved 4/Opposed 0.
Motion to approve the March 22, 2017 Board Meeting Minutes was made by Brenda Pearson and seconded by Roger Elmore. Approved 4/Opposed 0.
5. Financial Information: Kathy Berrens reported that the financials were still under review with the Management Trust, but they are close to resolution.
Motion to postpone the approval of December through March Financials was made by Roger Elmore and seconded by Brenda Pearson. Approved 4/Opposed 0.
6. Manager's Report: Kathy Berrens provided information and updates on the following items:
 - a) Quarterly reports – ARC, Security, Board Motion, Compliance and Manager's reports were presented to the Board for review and discussion.
 - b) Concrete Fence Project – Kathy Berrens reviewed the current status of the fencing project.
 - c) Security Committee – Reports indicate that speeding is declining due to Sheriff's activity. The committee has scheduled a Town Hall meeting on May 16th at 6:00 pm.
 - d) Camera and Gates at Emerald Ridge. Kathy Berrens presented a bid showing the potential costs of installing a camera at the Emerald Pointe gates and advised the Board that additional information was being gathered. No vote requested at this time.
 - e) Landscaping – Kathy Berrens reported that the Landscapers have been testing and repairing the irrigation system so it is ready when irrigation becomes necessary. They have treated the grasses for moss and more color spots for the entry beds will be coming.

- f) Emerald Pointe Questionnaire and Town Hall. Kathy Berrens reviewed plans to survey Emerald Pointed homeowners regarding key issues that are specific to them. An Emerald Pointe Town Hall is also planned to address concerns and provide an opportunity for homeowner input.

Motion to tentatively schedule the Emerald Pointe Town Hall for June 15, 2017 with time and location to be determined by Association Manager was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.

7. Consent in Lieu Signatures: Approval for Kathy Berrens to purchase 100 additional \$5 Starbucks cards to continue the Consent for Notification and Direct Debit Promotion.

8. Unfinished Business: There was no unfinished Business discussed.

9. New Business

- a) Introduction of Violations Clerk – Kathy Berrens introduced the new Sunrise Violation Clerk, Billie O'Brien, to the Board of Directors who will start work on April 24, 2017.

- b) 2017 Board member appointment to Committees – Kathy Berrens reviewed the Sunrise Committee membership openings and Board members volunteered to fill Board Appointed positions.

Motion to approve Brenda Pearson as the Board member to the Budget Committee, Monica Gildea as the Board member to the Security Committee, Roger Elmore as the Board member to the Compliance Committee and Sloan Clack and Eric Corliss as Board members to the Architectural Review Committee was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.

- c) Compliance Hearing Recommendations from April 12, 2017 meeting:

1. Account #860586 submitted a second appeal to the ARC approval granted for a neighbor's fence. The Compliance Hearing Committee, again, made the recommendation to the Board that the ARC approval be upheld.

Motion to accept the Compliance Hearing Committee's recommendation and uphold the ARC's approval of neighbor's fence was made by Brenda Pearson and seconded by Monica Gildea.

2. Account #555041 requested to keep a portable basketball hoop next to the sidewalk and not "hidden from view when not in use." The Compliance Hearing Committee made the recommendation to the Board that homeowner must comply with approved ARC guidelines and move the hoop out of sight when not in use and that the fine of \$30 waived with compliance.

Motion to accept the Compliance Hearing Committee's recommendation that homeowner must comply with the Architectural Guidelines and move the basketball hoop out of sight when not in use was made by Brenda Pearson and seconded by Monica Gildea. Approved 4/Opposed 0.

3. The Compliance Committee recommended that the Board consider altering the ARC Guidelines to allow portable basketball hoops, in good repair, to be placed on the homeowner's property during the summer months.

- d) NNO Clowns Unlimited: Kathy Berrens reviewed the current proposed contract from Clowns Unlimited for Nation Night Out.

Motion to approve contracting with Clowns Unlimited for up to \$6500, including 2 henna artists and 1 Face Painting Artist, with further consideration given to alternative services for face painting and authorization to make minor adjustments to the list of activities was made by Sloan Clack and seconded by Brenda Pearson. Approved 4/Opposed 0.

- e) Board President Sloan Clack announced that Association Manager Kathy Berrens passed her CMCA test. The Sunrise Board congratulated her on this accomplishment.

10. Executive Session* pending litigation matters

Motion to move to executive session at 6:20 pm was made by Brenda Pearson and seconded by Sloan Clack. Approved 4/Opposed 0.

Motion to resume to regular session at 6:40 pm was made by Brenda Pearson and seconded by Sloan Clack. Approved 4/Opposed 0

11. Adjourn

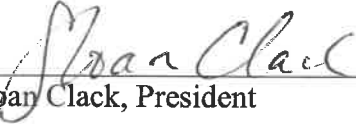
Motion to adjourn the meeting at 6:38pm was made by Sloan Clack and seconded by Brenda Pearson.



Monica Gildea, Secretary

Date

5/17/17



Sloan Clack, President