

**SUNRISE MASTER ASSOCIATION  
MINUTES OF THE BOARD OF DIRECTORS MEETING  
MAY 16, 2012**

**BOARD OF DIRECTORS:** Sloan Clack, Tony Sims, Eric Corliss, Tom Boyle  
Absent: Gloria Bauch

**Association Management:** Gina Buchanan, Sunrise Site Administrator

**1. Call to Order**

President Sloan Clack opened the meeting at 6:03 p.m.

**2. Consideration of Agenda**

**3. 20-Minute Open Forum and Homeowner Comment Period**

a) Jay Bates - Southwood Homeowner

- Wants to have a 5/10K race on Sunrise Blvd to raise money for “Go Red for Women” a heart disease research organization. Believes that Sunrise is a great location to host an event of this nature. The goal date is around September, 2013. He asked if he could come back in 30 days with an outline of his plan to get this fundraiser off the ground.

The Board supported the idea in general with questions and concerns that Mr. Bates needs to address, such as road closures, cooperation with the county and local law enforcement, sponsors for the event and logistics of starting and stopping points and parking issues.

**4. Review and Approval of April 23, 2012 Meeting Minutes**

*Motion to approve as presented: Tony Sims, Seconded: Tom Boyle – Approved: 4 / Opposed: 0*

**5. President’s Report**

- a) CC&R Review and Rewrite Update - CC&R review completed. Gina and Angie have put together notes on the rewrite and emailed them to Sloan. Sloan will review and forward them to the attorney, Steve Rovig. Included in the board packet is an email conversation that Sloan Clack and Steve Rovig had over the last month. Steve Rovig has estimated another \$7,200 and \$8,200 in additional attorney fees.

*Motion to pay outstanding invoices at \$15,751.78 to Steve Rovig was made by Tony Sims, Seconded: Eric Corliss - Approved 4 / Opposed: 0*

*Motion to move forward with Steve Rovig under his estimated budget not to exceed \$8,200 was made by Sloan Clack, seconded: Tom Boyle – Approved: 4 / Opposed: 0*

- b) Emerald Pointe Update - Sloan gave an update on ongoing issues with Emerald Pointe. Emerald Pointe has not communicated with Sloan regarding what they are going to do with the community. They have worked with CDC to formulate specific assessments. Emerald Pointe has not communicated with the Declarant. Gina, Sandi, and Sloan working on assessments due from Emerald Pointe. They do not want to be dues paying members in the community. Sloan directed Gina to go to David Martin on an equitable solution.

**6. Financial Information and Community Update**

- a) April 2012 Financial Information – Gina Buchanan presented the highlights on the financial information as distributed to the Board. No further questions or discussion.

*Motion to approve the April 2012 financials as presented: Tony Simms, Seconded: Eric Corliss – Approved: 4 / Opposed: 0*

- b) Management Report

1. Destiny Church Property – Has paid 2009 real estate taxes and removed the foreclosure status.
2. Bids are being requested for Sealcoating the Office/Clubhouse Parking lot and resurfacing the Tanglewood basketball court per the 2012 Reserve Study.
3. Bids are being requested from Tony at Sontrust for common area fencing replacement in areas of Sunrise per the 2012 Reserve Study. Cambria and The Meadows have been identified as the areas where fencing needs replacement
  - i. Tony Sims asked Board to consider new fence design standard, possibly a different material than wood that would be more efficient and long lasting. Board was open to the idea and Gina will ensure that bids will address that.

**7. Unfinished Business**

- a) “Welcome Home” – Adult Family Home Appeal

1. Discussion about issues with Adult Family Home in Savannah Ridge. Gina Relayed that Sandi MacCalla with CDC suggests forming a committee for businesses in the community to set standards and guidelines. Concern from Tony Simms that the Federal Law negates any control that the SMA may have to control an adult family home. If SMA were to allow other businesses, it is necessary to have same restriction on all businesses.

*Motion to table issue until June 20, 2012 Board Meeting or sooner as we acquire necessary knowledge to make decision was made by Tony Sims, Seconded: Tom Boyle – Approved 4 / Opposed: 0*

- b) Merry-Go Round Repairs - Gina was able to get hub assembly for merry go round for a total of \$887 (includes shipping) plus labor at \$2,625.60. Gina directed by board to look for another option and confirm labor to remove and/or repair.

**8. New Business**

- a) CDC Web Portal - Gina presented two CDC web portal services. One is free and one has costs associated. Both offer more web access for Board and Members.

*Motion to accept trial of basic service if CDC will agree to extend the trial period to two weeks was made by Sloan Clack, Seconded: Tom Boyle – Approved: 4 / Opposed: 0*

- b) Comcast Phone/Internet Service - Gina presented table showing current and estimated phone/internet costs. Century Link unresponsive. Sloan inquired if there were any cancellation fees with Century Link.

*Motion to cancel Century Link and subscribe with Comcast (with removal of Fax line) with the condition that there be no cancellation penalty from Century Link was made by Tony Sims, Seconded: Tom Boyle – Approved: 4 / Opposed: 0*

**9. Upcoming Meetings**

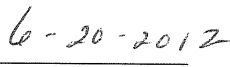
- June 20, 2102 at 4:00pm


**10. Adjournment**

With no further business to go before the Board, the meeting was adjourned at 7:41 p.m.

**Approved:**

  
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Gloria Bauch, Secretary

  
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Date

  
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Sloan Clack, President

**9.** Meeting Adjourned at 7:41