



RESORT & CLUB
Ten Tampa Place
Marco Island, Florida 34145-2136
Tel 239-394-5280 Fax 239-642-6252
info@sunrisebayresort.com

The Sunrise Bay Board of Directors held a business meeting, July 23rd at 2:00 PM. Present were;

Anthony Garczinsky, President; Leroy Petrick, Treasurer; David Gray, Secretary; Thomas Prychitka, Director and Paul Read, Manager. Mr. Garczinski called the Meeting to order at 2:06 and opened with the introduction of present Board members and a reminder of no discussions while business is being conducted. Discussions would be heard towards the end when the floor would be opened to do so.

First, was the review of the June meeting minutes followed by the approval of said minutes. Information binders to be placed in all rooms. These binders will contain information about the area, places to see, places to eat, etc.

Painting is moving along with 2/3's of the rooms completed. After the rooms, the exterior will be the focus.

Lemon Juice, to date, has provided five unit rentals. The projected \$19,000 may not be met. Roof issue was discussed. The damage was under warranty and all leaks have been repaired. Balcony rescreens have been completed.

Dock piling replacement has been help up in the permitting Dept. Fire Department requested a drawing of fire pump and dock fire extinguisher locations. This requested information has been provided.

License program update; Ownership after five years of successful maintenance fees payments was approved. No assessments or voting rights until the five year period is completed. Hope to have the program rolled out by next meeting.

As of the meeting, 197 owners have paid a total of \$105,500 towards the 2025 Special Assessment. It is expected, at the end, to generate \$192,000.

Financials update; Our IRS bill, in the beginning was estimated to be \$56,000 for the years 2022, 23 and 2024 in incorrect filings. It is now projected that we will have to pay 50% of the \$56,000. We have \$221,000 in reserves and another \$430,000 in the remaining accounts.

The floor was opened for discussion and the question was asked about raising the maintenance fees for next year as we are working with 650 paying units and not the 1020. There are currently 34 unit/weeks facing foreclosure.

Meeting was adjourned at 3:06.