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The Sunrise Bay Board of Directors held a business meeting, June 23, 2025 at 4pm. Present were; Anthony Garczinski, President, Leroy Petrick, Treasurer; David Gray, Secretary; Tom Prychitka, Director and Paul Read, Manager.

Mr. Garczinski opened the meeting by explaining the change in meeting date and time due to several issues and as a matter of convenience. The meeting as well as all subsequent changes were lawfully posted to our website, notices posted on site and the Facebook page. Ground rules were also explained in that there would be no discussions from the floor when speaking on issues until towards the end of the meeting when it would be allowed. A vote was taken to approve last months minutes as well as those of the special meeting. Mr. Petrick made the motion and Mr. Prychitka gave a second.

First item in old business was an update on dock strikes. A letter was sent to the Marina with no reply. Mr. Read stated that there has been no new strikes since the Marina changed the way they bring the rental boats in. Second item...Pilings. Still have not received a start date from the contractor. Mr. Garczinski reminded everyone that the piling replacements will complete the piling project of deck and dock. The pilings are to be left high instead of being trimmed to facilitate a boat lift in the future.

Lemon Juice...To date, they have not brought in any new rentals. Total stands at four. Our website however, has brought in business with the rate as of this meeting at \$154 per night. Taxes update...We are settled with the state and county. We are far below the initial \$31,000 we thought we owed. Currently, we are at \$5000. We are still working on the IRS issues. Special assessment update; 35 have paid so far. It has been confirmed that assessments were issued for each of the owned unit/weeks. Must begin the process of verifying owner email addresses in RHEA

Bank accounts update..We have \$355,000 in the bank not including assessments. There is \$220,000 in reserves. Still working with the attorney on the license program. We are ready to begin the final phase of the foreclosure process and have had a few people take advantage of the \$200 fee give back process.

We have begun painting the exterior areas of the building and are also beginning to go into units to "freshen" everything up. Information binders are being worked on. The Board agreed to send out a second notice for assessment payments by mid July.

The meeting was adjourned at 5:00 pm.