

SUNRISE BAY RESORT & CLUB  
10 Tampa Place  
Marco Island, FL 34145

The Sunrise Bay Board of Directors held a business meeting, July 21 , 2022, 2:00p.m. Present were LeRoy Petrick, Vice President; Carol Boland, Secretary; Joseph C. Pescatrice, Treasurer; Robert Janelli, Director and Paula Warner, Management. Anthony Garczynski, President was absent.

Mr. Petrick opened the meeting at 2:32 p.m. Mr. Pescatrice motioned to approve the June 16, 2022 business meeting minutes. Ms. Boland seconded. Motion unanimously approved.

Ms. Warner reported that Kelly Roofing will begin replacing the roof the week of September 19<sup>th</sup> or 26<sup>th</sup>. We are still waiting for a part to have the fire pump replaced. Ms. Warner was asked to see if the fire devices are proprietary and/or can a module be added for different company to service the system. She presented a bid for new appliances from Good Deals for the remaining units of \$ 36,200.16. Although it is reasonable, more bids should be forthcoming. Once received, Ms. Warner may order appliances without delay to get new in the units.

Mr. Petrick presented a contract for a new management program with TSS International, LLC. Mr. Pescatrice motioned to sign the contract for a three (3) year period. Ms. Boland seconded. Motion unanimously approved. Ms. Warner was instructed to prepare payment of \$ 5000.00 for the initial deposit.

Mr. Pescatrice motioned that all Sunrise Bay accounts be transferred to First Foundation Bank so all accounts are in one institution. Mr. Janelli seconded. Motion unanimously approved. Mr. Pescatrice and Ms. Warner will move the accounts when he is in house late July/early August.

Ms. Warner and staff are continuing to add to job descriptions and policies. To put in place policy for all non-smoking rooms has not been easy. Finding the appropriate place on site for smoking is proving to be a challenge. Updates to come.

The business meeting was adjourned about 4:13 p.m. The next business meeting will be August 18, 2022, 2:00pm.