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Sunrise Bay Property Owners' Association

Special Board of Directors Meeting
April 12, 2023
Zoom Meeting (Virtual)
5:00-6:00 pm EST

A Special Board of Director's meeting was held to discuss the additional, significant repairs that were discovered after the power washing was completed. The meeting was called to order at 5:00 pm by Tina Rulli. In attendance were C.J. Gorkos, Brandon Gray, Dan Tice, Maureen Kenny, and Tina Rulli. A quorum was met for the meeting.

The minutes from the 3/30/2023 Board meeting were read and approved.

Old Business

Dock Repairs

The condition of the Sunrise Bay docks and recommended additional repairs by J.D. Maurer were discussed:

- Over 300 rotten boards
- 12 rotten band boards
- Staining doesn't "take" on new boards – they need time to cure before stain is applied
- Slips were merely nailed to their piers when built and are pulling away; they need to be carriage-bolted to the piers for stabilization and safety
- Pilings that have lifted could not be lowered using JD's originally-estimated solution. His new solution is more involved and costly. However, the movement of the pilings should be less after securing the slips with carriage bolts.
- Cleats were installed incorrectly and could not be salvaged when removed to replace the boards they were installed on

The cost of recommended repairs is twice the original contracted amount. The Board discussed the prioritization of safety repairs and funding options. It was noted that in March 2022 after an evaluation, MH Construction stated the wobble on the docks is due to the deep water and not because the pilings are unsafe. However, the numerous rotten boards need replacing, and carriage bolting the slips would need to be prioritized to maintain safe conditions.

Either these safety repairs need to be accomplished or the docks need to be closed for use. The staining, piling leveling, and cleat replacement could be pushed to next year's budget. The funding would be covered by $20k from Reserves and the balance from the Operating fund. A motion was made by the President to do the safety repairs in 2023 (deck boards, band boards, carriage bolts, staining old wood only, one coat) for an additional $18,355 for a new contract with J.D. totaling $27,205 to keep the docks safe for the near term. Due to funding considerations, this is the best option at this point until the professional Reserve Study and accompanying funding plan can be completed, including dock replacement, and approved by the POA Members. The motion was seconded and approved. The motion passed.

Reserve Study

The first draft Reserve Study being performed by Miller/Dodson was discussed. Board Members reviewed the draft document prior to this meeting and questions were prepared in advance. These open questions were consolidated to be passed along to Miller/Dodson for the next revision. The President will submit these questions and revisions, according to Miller/Dodson's revision process, to Miller/Dodson .

The meeting was adjourned at 6:15 pm.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association