



**Sunrise Bay Property Owners' Association  
Board of Directors Meeting**

**July 10, 2023**

Zoom Meeting (Virtual)

4:30-5:30 pm EST

A Board of Director's meeting was called to order at 4:30 pm by Tina Rulli. In attendance were C.J. Gorkos, Stashia Van Deusen, Maureen Kenny, and Tina Rulli. Brandon Gray was not in attendance, but a quorum was met for the meeting.

There were no minutes requiring approval.

**New Business**

***July 1, 2023, Virginia POA Act Law Change re: POA Packets (55.1-2307 – 55.1-2317)***

Starting July 1, the CIC Board issued a new POA Packet form (DPOR.virginiainteractive.org/CIC Resale) requiring significant changes to the POA Disclosure Packet in order to standardize one uniform packet that meets both professionally- and non-professionally managed association requirements:

- It is now called the Resale Certificate and has 30 disclosures that must be included,
- We can again require the fee at the time of request (versus at closing),
- All Governing documents and POA rules must be disclosed and attached,
- Minutes from the past 6 months' Board meetings and last annual Member meeting must be attached,
- Additional financial reports are required (Balance Sheet and Income/Expenses),
- Resale Certificate checklist items must all be attached and in the correct order -- our website cannot be referenced for any item unless specifically allowed by the checklist,
- The preparer of the packet can be fined up to \$1,000 for incorrect packets because the buyer is bound by the information provided and only enforceable if properly notified.

As the Balance Sheet and Income/Expenses are now required to be included in the Resale Certificate Packet, Tina will discuss with Brandon about running them at least quarterly and posting them on the Sunrise Bay website. Updating on a quarterly basis was decided.

## ***Financial Update***

The financial update was not reported since Brandon was not in attendance.

## **Old Business**

### ***September Special Member Meeting (2024 Budget and Dues Increase Vote)***

The pre-read for Members will include explanations of our current underfunded situation (based on results of the 2023 Reserve Study), the proposed 2024 budget, and proposed dues increase that will properly fund Sunrise Bay to recover and be ready for known expenses, repairs, and replacements for the next 5 years.

The draft pre-read for the special meeting was reviewed and discussed. A few changes were recommended along with some additional questions and answers for the Q&A section. Tina will update the pre-read and send back out for final Board approval before sending to members by August 1.

Before the pre-read is sent out, we will post the 2009 and 2023 Reserve Studies, and 5-Year Budget Projections to our website.

The Special Members Meeting will be September 30, 2023, at 10:30 am to address these issues. Tina will reserve a room at the Louisa County Library. If the room is unavailable, we will proceed with a virtual-only meeting. The meeting notice including voting instructions with ballots and proxy forms will be sent out to all Members prior to the meeting. As long as a quorum is met to proceed with the meeting, a 2/3rds vote is required for passage of both the 2024 Budget and 2024 Dues.

### ***Governing Documents***

We have received four additional votes since the June meeting. We still don't have enough votes submitted to call the Articles or Covenants either passed or failed. Stashia and Maureen will pursue getting votes from Members on those remaining two proposed amended governing documents. An email has been prepared that will be sent individually to those Members who have not yet voted. A follow-up phone call will be made if needed.

The approved By-Laws are moving toward finalization by the Association lawyer (CWMEB) and Tina is awaiting answers to some additional questions.

The meeting was adjourned at 5:40 pm.

Maureen Kenny, Secretary  
Sunrise Bay Property Owners Association