



Sunrise Bay Property Owners' Association

Board of Directors Meeting

September 25, 2023

Zoom Meeting (Virtual)

4:30-5:30 pm EST

The 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. There is one vacancy on the Board. A quorum was met for the meeting.

All meeting minutes had previously been approved.

Financial Update

C.J. Gorkos will most likely be leaving the Board if his house sells. He presently is vice president and interim treasurer. These vacancies will be discussed at an upcoming meeting. A new hard drive was purchased to allow for the treasurer data and records backups for Sunrise Bay to be moved off of jump drives onto a new single backup source. The interim treasurer's name has not yet been reported to CIC and SCC; therefore, no action is needed with them concerning C.J.

Tina has a handle on POA Budget vs. Actuals as of 8/31 and has the figures for the September 30th special member meeting. The idea of hiring a financial management firm to assist with treasurer duties will be proposed at the special member meeting. It's estimated that it will cost \$6,500 per year for use of a management company; that equates to \$74 per year per owner for dues.

Special Member Meeting on September 30, 2023

The slides, logistics, and agenda for the special member meeting were discussed and approved.

Miscellaneous

We have been assigned a new attorney by our law firm. This attorney has dates available in October to hold board training which is included in Sunrise Bay's retainer.

The meeting was adjourned at 5:30 pm.

Maureen Kenny
Sunrise Bay Property Owners Association