



Sunrise Bay Property Owners' Association

Board of Directors Meeting

June 4, 2025

Zoom Meeting (Virtual)

4:00 - 5:00 pm EST

The Board of Director's meeting was called to order at 4:04 pm by Tina Rulli. In attendance were Lorinda Ayling, Maureen Kenny, Scot McAllister, and Tina Rulli. A quorum was met for the meeting.

A motion was made to approve the Special Board of Directors Meeting Minutes from February 28, 2025. The motion was seconded and the minutes were approved. Meeting minute approval is now up to date.

Financial Update

Budget vs. Actuals

Year-to-date spending is on track with 2024 expenditures. An updated spreadsheet will be posted.

Account Balances

As of the end of April, balances are:

\$ 58,633.42 Operating

\$ 146,992.40 Reserve

At this time last year, our reserve was ~\$102,000, so we have made excellent progress this year.

New Business

Electronic Meeting Administrative Policy

When our president attended a webinar hosted by our POA attorney, she learned that an electronic meeting policy is required to be in place and posted prior to a virtual meeting. She prepared one and it was reviewed and approved unanimously by all Board members via email on May 23, 2025. The policy was posted on the Sunrise Bay website on May 24, 2025.

Website Updates

An updated property owners list will be posted in the near future. Tina will update the Committees description presently on the website. The Water Quality Report for 2023 will be moved to archives and the Board History will be updated if required after the Annual Members Meeting June 7.

Covenants Voting Status

To date, 49 votes have been cast with 46 *for* and 3 *against*. Ten more “for” votes are needed for the amended Covenants to pass.

Annual Meeting Preparation

The slides for the upcoming annual meeting were reviewed.

Old Business

Road Repairs

On June 6, 2025, 8-9 trucks were on Sunrise Bay roads repairing many of the pot holes and putting down slurry (crush and run) on our streets. Lorinda reported they will be returning to make additional repairs in the next few days.

Entrance Sign Repairs

All signs have been repaired or replaced if needed. They look very good and are expected to last many years.

Update to Architectural Review Committee (ARC) Form

The update is still needed.

Background - A member had asked the ARC to approve their boathouse extension. The governing documents need to be reviewed to confirm whether the POA approves docks since Dominion handles all approvals. The ARC Approval Packet then needs to be updated to clarify this process. Once approved, the updated packet will be posted on the website.

Executive Session

The Board went into an executive session to talk about delinquent accounts. No follow-up action was required as a result of this session.

The meeting was adjourned at 5:03 pm.

Maureen Kenny, Secretary
Sunrise Bay Property Owners Association