

Sunrise Lake Property Owners Association, Inc.
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SLPOA Membership/Election Meeting
Saturday, July 10, 2021
Held at SLPOA Office and Web-Ex

Meeting opens with Pledge of Allegiance

Mike DePeri officially calls meeting to order at approximately 12:00 p.m.

ATTENDANCE

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|-----------------------------------|---------|
| Mike DePeri, President | Present |
| Walter Tomilowicz, Vice President | Excused |
| Kim Curulli, Treasurer | Present |
| Aly Wayne, Secretary | Present |
| Wendy Westock, Director | Present |
| Amy Panetta, Director | Present |
| Chuck Roberts, Director | Present |

President's Report:

Real Estate: Sale of homes: 37 homes and 5 lots were sold so far in 2021. 70% of dues has been collected. This number will go up. Appletree representatives are counting ballots.

Kim Curulli gave update on the pool and stated that it seems to be running great with pool monitors.

Treasurer Report Kim Curulli
Financial report given.

Maintenance Report: Aly Wayne

Rattlesnake Creek: The permit was approved recently. We are waiting for Wayco to build the casement that goes under the road. As soon as this is done, they will repair the road. We will have to close it while they do the

repairs. We do not have an estimated date. They have to order from another company and wait for this, then they will start. We will send out a notice when this work starts.

John has been mowing and weed wacking around the community. If you notice something that needs to be managed, please send an email to the Board so we can be aware of it.

Paving: Mike DePeri

Spruce Lake Drive and Buck Run will be paved this year.

Future Planning Committee: Aly Wayne

We have been meeting twice a month and have been working on the contract for snowplowing. We are prioritizing things that need to be done. It's a very good committee. Everyone is encouraged to join. All meetings are held in person and via WebEx.

Events Committee: Lydia Pantone

The pool party was held in June instead of Memorial Day weekend on account of the weather. The event was a success and had a good turn out. Friday, July 16th will be our first family movie night. We purchased the license for Raya and the Last Dragon. This will be a free event for members in good standing. Snacks will be available for purchase. Proceeds from the food will be donated to Paws of the Hudson Valley, who does a lot for our community with feral cats. Nicole from Paws is always available. We will also be hosting a Paint n Sip on August 14th.

Lakes Committee: Jim Furno (Interim Chairperson)

The Fishing Derby will be held today from 3:00 – 6:00 p.m. It is for both children and adolescents. The committee is doing several other things and looking at the Rules & Regulations regarding guest boats and what they bring in as far as contaminants into our own lakes. We will be looking into this. We are also looking at the potential for stocking. We will see about this in the fall. We would like more members to join this committee. The committee meets on the 1st Thursday of the month.

Security Committee: Aly Wayne

We have a new security company, St. Mortiz, who started on July 1st. We are getting a schedule together for them for the time we need the most security.

The Guard they hired to be our permanent person was in an accident on Tuesday, so they are looking for new employees. Officer Weber and her son

will be working here for now. Once we get our guards, we can introduce them at the next meeting. They are more technology based than our previous company. They have a GPS tracking device on them. It will be a good improvement for the community. They should be meeting parents. Committee meets the 2nd Monday of the month. If you would like to join the committee, please join us at 7:00 p.m.

Old Business:

Mike DePeri asked for a motion to approve the April 22, 2021 minutes. Motion made to accept. All in favor. Motion passed.

New Business:

Bills for payment:

Ricks Automotive: \$792.35 for fuel pump.

Sawkill Power Equipment Inc.: \$555.74. Maintenance on riding mower.

Wayco Inc.: \$148,839.02. Paving Spruce Lake and Buck Run Drive.

St. Moritz Security Services: \$101,148.80 plus fuel.

Motion to accept the bills. All in favor. Motion passed.

Snow plow bid: We asked for bids. We have received 4 bids total. Based on price, equipment and hourly charge, we have selected TM Morey Inc. Motion made to accept. All in favor. Motion passed.

There is a vacant Board seat. Walter Tomilowicz is no longer able to serve on the Board. We put it out in an email blast. We have had interest from several individuals. Whoever does not get elected today, the Board will interview at a later date along with other interested candidates. At the next meeting, we will announce who will fill the vacant position.

Maintenance Yard: Aly Wayne

Discussion of repairs needed for salt shed.

Questions from Residents:

Resident: What problems/issues does the kiddie pool have?

Mike: The pump is not repairable. A new pump would cost \$1,500.

Amy: We also need new housing for the pump. Total cost would be \$1,500 for pump plus approximately an additional \$1,000 for housing.

Resident: Why is the office closed for the next 10 days?

Mike: Brittany has resigned and Jessica will be on vacation.

Resident: Discussion of unregistered cars.

Resident: Who will give out guest passes if the office is closed?

Amy: You can always get them at the pool.

Resident: Lived in community for 20 years. Has an issue with neighbor's lighting and trees being cut down. The Board agreed to send a letter regarding the lights.

Mike: We have looked at the issue with the lights, but did not come up with anything in the rules and regulations. We will discuss this further. We sent them a letter and it took effect.

Kim: We have looked into an audit. Our accountant suggested doing a future reserve study. We have an accountant look over our books. An audit will just show what is on the books. The accountant said it is unnecessary.

Resident: Discussion of needed culvert repairs.

Election Results:

146 Ballots were received.
137 were in good standing
9 ballots were not valid

Christine Hollay: Received 88 votes

Lydia Pantone: Received 49 votes

Motion to adjourn, All in Favor.

The minutes are respectfully submitted to the best of my ability.

Amy Panetta
Secretary
SLPOA BOD

Date