

Sunrise Lake Property Owners Association, Inc.  
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[www.sunriselake.org](http://www.sunriselake.org)

SLPOA Board Meeting  
Wednesday, February 24, 2021  
Held by Webex

Meeting opens with Pledge of Allegiance.

Mike DePeri officially calls meeting to Order at approximately 7:03 p.m.

#### ATTENDANCE

Mike DePeri, President	Present
Walter Tomilowicz, Vice President	Present
Kim Curulli, Treasure	Present
Alysia Wayne, Secretary	Present
Chuck Roberts, Director	Present
Wendy Westock, Director	Present
Amy Panetta, Director	Present

#### President's Report:

**Mike DePeri:** Winter parking rule is still in effect from November 1<sup>st</sup> to April 1<sup>st</sup>. Please be very conscious of maintaining the 5-foot easement. Plow trucks have the right of way. Snow removal: it is our extreme desire to keep the snow back and make the roads as wide as possible. I know with the 2 big storms we have had and snowed every other day and has been a little difficult but have maintained the right of way. The way the roads are plowed are the main roads are first so emergency vehicles can get through, then the secondary & fiduciary roads are plowed after that. Sale of homes: from October 29, 2020 to February 24, 2021, we have 25 homes sold, 2 lots sold, and 5 homes pending. Fiscal year 81% of our dues have been collected. That includes promissory notes. 19% is with collection agency or have a lien on the property. Liens have a 5-year duration. We are examining where liens are at and overall time. Budget preparation is being done by our treasure Kim Curulli with Brittany's help. They are putting it in a different format. We will be able to see from 2016 to current period. Salt shed and plow truck are at the front of the office. Thank you to Chuck Roberts for his volunteer efforts along with John Managanella for repairing the salt shed and have it in working order again. This is a temporarily solution. John Managanella dug out the drain pit that is 4 feet deep and 21/2 feet wide. There were some concerns about the salt shed by one of our residents that lives near there. We are looking at a more permanent solution for the salt shed. Probably in the line of moving it to another piece of property

that fits better and is not close to any resident homes. That is being strongly being looked at. We hope to have something done by the summer, so we are set for the new season of wintertime. Ice Fishing: people are walking out on the ice. On Sprint Lake there is a big hole. The lake is Spring fed. We asked security to remove kids off the ice. Make sure that the ice is 4" to 5" thick minimum. No vehicles on the ice. No gas-powered vehicles on our lakes at all. We did have one report from a resident that lives on Sunrise Lake that a motorcycle was driving on the ice. We do not want gas powered vehicles on the ice due to potential contamination to the waters and damage to the fish and environment.

### **Financial Report:**

**Kim Curulli:** Financial report was given.

### **Maintenance Report:**

**Aly Wayne:** John is still working and doing maintenance for us. If you have noticed your street sign have been knocked over by the weight of the snow, please call the office and let us know so we can get those fixed once the snow melts. If you notice any large potholes that we should add to pothole day again call the office and we will put that on the list.

### **Future Development:**

**Aly Wayne:** Survey: The survey was completed on August 31, 2020. We received 60 individual responses which is approximately 5% of the total membership of Sunrise Lake and approximately 7% of members in good standings. This is not a statistically significant number of responses. I do feel that it gave us a good feel for the way that the people that participated in our community feel about what is going on in the community. 72% of people who respond to the survey had only adults in the household. 85% of the people were full-time residents. Generally, residents were satisfied with living in Sunrise and how the community is maintained. One quarter of the responses said they were dissatisfied with the current amenities, but less than half would be willing to pay an increase in dues to see the amenities improve. Most of the people who responded to the survey never use the amenities. The people that would pay for more amenities, 70% would want meeting spaces or party rental space, and they would like the building to be standard construction. We are restarting committees. Some are doing in person in a reduce amount of people in the office. Some are doing virtual using our Webex account. I will be restarting the Future Planning Committee soon. I will do most of it virtually. When those are scheduled I will post on our Facebook page and Website.

### **Old Business:**

Mike DePeri asks for a motion to approve the October 28, 2021 Board meeting minutes.

\*Motion made: Mike DePeri

\* Motion Seconded: Aly Wayne

\*7 in favor

## **New Business:**

Appletree Resource Group: \$825.00 Management of 2<sup>nd</sup> payment of 2020 election.  
7 in favor 0 opposed

Aquatic Environmental: \$4,280.00 Algae treatment for 2021 season.  
7 in favor 0 opposed

Pennonni Associates Inc.: \$1,300.00 2020 Annual Dam Inspection  
7 in favor 0 opposed

Rick's Automotive: \$750.64 replace oil pan & change oil filter on mason dump truck.  
7 in favor 0 opposed

United Rental: \$1,599.90 Boom 37'-44' Telescopic (Rental - Lift: to fix salt shed tarp)  
7 in favor 0 opposed

Univest Insurance: \$35,930.00 Insurance for Commercial Package, Commercial  
Umbrella, Directors & Officers Liability, Workers Compensation,  
Group Accident – 7 in favor 0 opposed

John Klemeyer: \$7,640.90 Election, Bylaw Changes, Resale Packet, Lawsuit, Section  
9 Tanker – 7 in favor 0 opposed

## **Questions from the Residents:**

Resident: What lawsuits are we currently involved in?

Mike DePeri: We have one against us with Section 9 and one with Cincinnati. There is a brief blurb in our resale packet.

Resident: Didn't one homeowner in Section 9 sue us?

Mike DePeri: That has not been reconciled yet. May go to trial in May or June.

Resident: What is our liability?

Mike DePeri: I do not know if I should be discussing this. I will get back to you if I can.

Resident: Did we change bylaws?

Aly Wayne: We amended bylaws in the last board meeting.

Mike DePeri: What I did mention tonight about bylaws was that we have our attorney, John Klemeyer reviews them.

Resident: Were we told about what bylaws have been changed?

Mike DePeri: Yes, we did announce it. I can repeat it if you would like?

Resident: Yes, ok

Mike DePeri: If someone would like to run for a director position, they cannot have relatives either blood relative or marriage working for Sunrise Lake POA.

Aly Wayne: Also, amended 10.1: removed supermajority "to terminate an employee" to majority.

Mike DePeri: A board of 7 people would mean that we would have to have 4 to vote yes. In the past the supermajority was defined in our bylaws was 6 people. Changed from 4 to 6 to terminate someone.

Resident: The 5' easement: is there anyway that you can put something on email/website to remind people?

Mike DePeri: Yes

Aly Wayne: I have sent out an email blast/website on this subject. I will send out again if we are getting a storm.

Resident: People leave their garbage can on road all the time. That impedes the plowing also.

Mike DePeri: I just asked security to enforce the garbage rule. Garbage companies are behind from the snowstorms. If anyone see's boulders in the easement, please let us know.

Resident: Who moves it?

Aly Wayne: It would be on the resident to move it if they put it there. If it were there from construction than we would need to discuss helping them move it.

Resident: I am impressed with Kim on her financial report. I usually have some comments to make on financials, but she seems to be doing a great job. In congratulate her on that. Also, to Aly who seems to be doing a great job on her future survey.

Resident: Would we be able to get agenda and previous minutes ahead of time for the virtual meeting like we did in person.

Aly Wayne: I attached to the meeting invite. You should go to meeting info and the agenda is there. However, the plan is to get the agenda out at an earlier date, so people are aware of it. Additionally, the minutes will be posted on the website. I believe they are on the website.

Resident: Why is the turf road gate open?

Mike DePeri: To my knowledge there is a battery in there that is one that cannot be replaced.

Amy Panetta: It is normally open in the winter for Dave Snyder to plow the road. We cannot get a replacement battery because the age of the gate. Chuck has been looking for alternative.

Chuck Roberts: Where the battery goes is buried in snow. I can work on it in the Spring. Is there a lot of traffic coming through there?

Resident: I do not know. I remember when we put that gate up. There was a reason why we put it up. Why should people from Gold Key come and use our property.

Chuck Roberts: It is closed on the other side.

Mike DePeri: No, it is not.

Chuck Roberts: With the weather it has been difficult.

Resident: Ramagosa and Dave Snyder had a way to open that gate.

Amy Panetta: Your right, they way they opened it was by the keypad. That is where the issue is. The battery is not powering the keypad.

Resident: Maybe in time that can be rectified. Who is up for re-election?

Mike DePeri: Me.

Resident: Amy? Wendy?

Mike DePeri: No

Resident: Light by the mailbox does not work. It is dark at night.

Mike DePeri: Not aware of that.

Chuck Roberts: I have not gone up there at night.

Aly Wayne: I will have John look into it since he is our maintenance guy. I am sure he will have information on who is responsible for that.

Resident: When will Rattlesnake Creek be fixed?

Aly Wayne: We have submitted all the paperwork for the permits. We are waiting on DEP to get back to us with the permits. Hopefully, we will have them in the next month or so. In the Spring we would get that culvert replaced. One or two days for closure of the road. Then pave over it.

Resident: Storage shed, why does canopy keep on ripping?

Mike DePeri: In the past it was ripped twice during a windstorm. Design flow.

Chuck Roberts: I believe it was not vented correctly. It was 10 to 12 thousand of dollars to replace it. Some of use do not like where it is at. We are investigating the ability to move it. Right now, it is a patch until we come up with a permanent solution.

Resident: Location?

Mike DePeri: Working on it.

Resident: Thank you for addressing the Salt Shed. I hope we can come up with a permanent solution. I also have concerns about the repairs and continue repairs and leaks, that the salt shed persists. I thank you for coming up with a better solution. Please remove salt from the salt shed this summer coming into rainy season. You are spending tons of \$ on booms and tarps.

Aly Wayne: The salt shed is a concrete floor that is lined. It does not release anything out to surrounding soil.

Resident: No, it is not. I have video when it rains. It is clearly running over the drain to the back of the dumpster.

Mike DePeri: We are progressively pursuing options to remedy this situation. Hopefully, by the summer we will have something in place.

Chuck Roberts: We are working on it to resolve it.

Mike DePeri asks for a motion to close the meeting at 7:56 p.m.

\*Motion made: Mike DePeri

\*Motion Seconded: Walter Tomilowicz

\*7 in favor 0 opposed

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

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Alysia Wayne

Secretary

S.L.P.O.A., B.O.D.

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Date