

Sunrise Lake Property Owners Association, Inc.  
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Milford, Pennsylvania 18337  
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[www.sunriselake.org](http://www.sunriselake.org)

SLPOA Board Meeting  
Wednesday, October 28, 2020  
Held by WebEx

Meeting opens with Pledge of Allegiance

Mike DePeri officially calls meeting to Order at approximately 7:15 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:** Parking rules take effect November 1<sup>st</sup> to April 1<sup>st</sup>. Plow trucks have the right of way. Please keep out of their way if possible. We have 5ft. easement from the road that must be kept clear. Please do not park vehicles on road. Sale of homes between January 2020 to October 28, 2020 are as following: 54 homes were sold, 4 lots were sold, and 2 homes are pending sale. Rate of collections are as following: 81% collected, this includes people that are on promissory notes. 19% of people are with the collection agency or have liens on their property. We would like to introduce our new security guard Paris Gray. He works for Gardaworld. He lives in Sunrise Lake. At our last work session, we discussed re-starting the committees. COVID-19 is making it quite difficult for people to gather. We do not have a large facility to do that with. However, now we have WebEx. We can have our directors or resident chair to use. We will be teaching them how to use that so they can re-start their committee meetings. The WebEx option is now available for all meetings for any residents who choose to participate in meetings from home. The committees that we will have are: Rules and Regulations, Events, Grievance, Future Planning, Elections, Lakes, Bylaws, and Beautification Committee. Some people have offered to be the director or resident chair. So far, Events is Lydia, Future Planning is Aly. I spoke to Brendon O'Sullivan about chairing the Elections

Committee as a resident chair. Brendon seems interested. Walter has the Lakes Committee. Bylaws, Beautification, and Grievance have yet to be determined. Covid-19 issues and challenges: how we can meet upstairs in our office. We have about 360sq. ft. based on the current guidelines that would allow about 10 people or 36sq. ft. per person, which would give them distance of 6 feet from the next person in the room in any direction. There are guidelines for meeting outside although I do not think we will be doing a lot of that. Covid-19 has presented a very significant challenge this year for meeting and getting a lot of stuff done. Although, we have managed to do all the things in operating and managing the Sunrise Lake Community. A lot of credit goes to the earlier board. They have accomplished quite a bit despite the covid-19 challenges.

### **Financial Report:**

**Kim Curulli:** Gave Financial Report

### **Committee Reports:**

No report (No active committees due to Covid-19)

### **Old Business:**

Mike DePeri asks for a motion to approve the January 30, 2020 Board meeting minutes.

- \*Motion made: Mike DePeri
- \* Motion Seconded: Kim Curulli
- \*7 in favor

### **New Business:**

Aly Wayne: Rattlesnake Creek update: As of today, we put up the jersey barriers, replacing the barrels that were across the road. The permit has been completed to the point that we are ready to submit it to Penndot. That will happen by the end of this week. It can take them up to 90 days to approve it, then we would have to do the work. It has weight limit on it, so we do have a problem if it should collapse on us. If it happens to collapse, it is not going to be like a sink hole. Nobody will fall through when driving over it. It will be a bigger pothole. Putting the weight limit restriction on it will allow us time to get the permits completed and do the work when the permit allows us to do it instead of us having to do on emergency waiver. No one needs to worry about driving your car over it. We do not think it will be completed in the winter. The culvert will be replaced and will put gravel down until the Spring.

Mike Deperi asks for a motion to approve 50% payment \$825.00 to Appletree Resource Group to manage the election process.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$4,130.00 to Aquatic Environmental Consultants, Inc. for weed treatment-Spruce Lake & Sunrise Lake.

- \*Motion made: Aly Wayne
- \*Motion Seconded: Wendy Westock
- \* 7 in favor

Mike Deperi asks for a motion to approve \$940.00 to Custom Recreation for basketball rims.

- \*Motion made: Wendy Westock
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$1,600.00 to DEP for registration fee for South Shore and Sunrise Dam.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$700.00 to Empire State Excavating to install end caps on 18" drainage culvert.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Kim Curulli
- \* 7 in favor

Mike Deperi asks for a motion to approve \$940.00 to Empire State Excavating for annual maintenance on Kubota.

- \*Motion made: Aly Wayne
- \*Motion Seconded: Amy Panetta
- \* 7 in favor

Mike Deperi asks for a motion to approve \$19,290.00 to Empire State Excavating for removing brush, dirt, gravel and grading at the corner of Wild Meadow & Sunrise Drive, going up Cabin, and down wild meadow.

- \*Motion made: Amy Panetta
- \*Motion Seconded: Kim Curulli
- \* 6 in favor – 1opposed (Aly Wayne)

Mike Deperi asks for a motion to approve \$2,918.00 to Empire State Excavating for tractor repairs (hydraulic line replacement, V-Belt, exhaust, pedal assembly, and front bumper)

- \*Motion made: Aly Wayne
- \*Motion Seconded: Wendy Westock
- \* 7 in favor

Mike Deperi asks for a motion to approve \$847.20 to Construct Engineering LLC. to inspect Rattlesnake Creek culvert and road.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$2,400.00 to M.J. Smith for Overlook & High Meadow - Regrade roadway for water runoff & dig trench to culvert pipe.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$6,973.52 to Milford Chrysler to replace engine in 2012 Dodge Truck.

- \*Motion made: Chuck Roberts
- \*Motion Seconded: Mike Deperi
- \* 7 in favor

Mike Deperi asks for a motion to approve \$1,250.00 to Pennoni Associates, Inc. for South Shore Dam and Sunrise Dam Inspection.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$2,900.00 to Pennoni Associates, Inc. for Emergency Action Plan.

- \*Motion made: Mike DePeri
- \*Motion Seconded: Aly Wayne
- \* 7 in favor

Mike Deperi asks for a motion to approve \$1,941.60 to Rick's Automotive & Tire Service for 4 tires, front wheel alignment, Ball joints, and inspection.

- \*Motion made: Chuck Roberts

\*Motion Seconded: Amy Panetta

\* 7 in favor

Mike Deperi asks for a motion to approve \$832.15 to Rick's Automotive & Tire Service for Hub Assembly and U-Joint.

\*Motion made: Mike DePeri

\*Motion Seconded: Chuck Roberts

\* 7 in favor

Mike Deperi asks for a motion to approve \$4,118.04 to Stalls by Greg Stahl, L.L.C. for Line Painting.

\*Motion made: Aly Wayne

\*Motion Seconded: Mike DePeri

\* 7 in favor

Mike Deperi asks for a motion to approve \$5,085.00 to Strand Pool Supply LLP for 2020 Summer Water quality management program.

\*Motion made: Aly Wayne

\*Motion Seconded: Chuck Roberts

\* 7 in favor

Mike Deperi asks for a motion to approve \$2,230.00 to Strand Pool Supply LLP for 2020 Spring pool opening.

\*Motion made: Mike DePeri

\*Motion Seconded: Kim Curulli

\* 7 in favor

Mike Deperi asks for a motion to approve \$935.00 to Strand Pool Supply LLP for 2020 pool winterization service.

\*Motion made: Aly Wayne

\*Motion Seconded: Chuck Roberts

\* 7 in favor

Mike DePeri asks for a motion to approve \$65,158.00 to Wayco, Inc. to Pave (2) Pool Parking Lots and Cabin Road from Rabbit Run to Sunrise Drive.

\*Motion made: Mike DePeri

\*Motion Seconded: Amy Panetta

\*7 in favor

## **New Bylaw:**

Article III:

Board of Directors: Election of Board of Directors Prior to End of Declarant

3.3.1.1 All matters related to the election shall be held by a third-party management firm. To include nomination form, qualified nominees, ballot distribution, meet the candidates, ballot collection, and ballot counting.

## **Amended Bylaws:**

Article III:

Board of Directors: 3.1 Number and Qualification:

3.1 Number and Qualification. The affairs of the Association shall be governed by a Board of Directors. The Board shall be composed of seven (7) natural persons, all of whom shall be Unit Owners in good standing. Only one owner of record (regardless of units owned) may serve on the Board at any given time. Nor may two (2) family members (related by blood or marriage) serve on the Board simultaneously. No member will be eligible to be a candidate for the Board if they are related by blood or marriage to an Association full-time employee. The Board shall not hire a full-time employee that is related by blood or marriage to an Association Board member.

Article X:

Employees:10.1: Employee Termination:

10.1 Employee Termination: No Year-round, full time employee of S.L.P.O.A. may be terminated without a majority vote of the Board of Directors. An employee may be suspended from duty with pay by the President until such a time as a Board vote can be held. (Amended verbiage from super majority.)

## **Questions from the Residents:**

Resident: Will Christine be replaced?

Mike DePeri: Yes, we haven't talked about it at a work session as a board yet. Our intent being to replace Christine, whether it will be full time or part time we will have to talk about it.

Resident: So, you have not put anything out there yet?

Mike DePeri: No, not yet.

Resident: What was the \$19,000 expenditure for?

Mike DePeri: ditch replacement, maintenance, excavating of trees and stumps. Disbursement of all associated debris.

Amy Panetta: Corner of Wild Meadow & Sunrise Drive, also for going up Cabin and down Wild Meadow. The purpose of it was that the brush, dirt, and gravel wall all built up. There was pour drainage there. They did that so the rainwater and run off would drain where it was supposed to and to stop damage to the edge of the road.

Resident: When will we get the budget?

Aly Wayne: the budget was sent in April. It was in the mailing.

Resident: Bylaw 2:10 Signs: Why isn't that controlled?

Mike DePeri: called residents to move signs.

Aly Wayne: political signs can't be regulated.

Resident: Bylaw 3.9 Unregistered Vehicles: 6 unregistered vehicles on Sunrise Drive and a bus on West Shore Drive.

Mike DePeri: We will have security check them out.

Chuck Roberts: township has legal issue with removing.

Resident: response from your attorney, it's on private property.

Chuck Roberts: this is the response from the attorney that we had. Township trying to make wording acceptable.

Resident: Bylaw 3:16: High commercial operation on Wild Meadow Drive. Has tow truck, and dump truck. No commercial business allowed.

Mike DePeri: Where on Wild Meadow Drive? There is a copy of people doing this.

Resident: You can drive down Wild Meadow and you will see it.

Chuck Roberts: Is it on the corner?

Resident: Yes

Wendy Westock: We can discuss as a board. We appreciate your input.

Resident: What is the delinquent rate?

Mike DePeri: 81% collection rate which included people on promissory notes. 19% of people are in collections or have liens on their property.

Resident: Did you pick who will plow the roads this year?

Mike DePeri: Yes, we are using the same company as last year.

Resident: Do we have a contract with them?

Mike DePeri: Yes

Resident: Thank you to the board for making this call possible. I am interested in participating in the future planning and beautification committee. Are there results from the survey?

Aly Wayne: I have the survey results but need to analyze them to give you the proper numbers. I will make sure we present them to the community.

Mike DePeri: Would like to thank the board for all their hard work.

Mike DePeri asks for a motion to close the meeting at 8:15 p.m.

- \*Motion made: Aly Wayne
- \*Motion Seconded: Chuck Roberts
- \*7 in favor

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