

Sunrise Lake Property Owners Association, Inc.
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SLPOA Membership/Election Meeting
Saturday, July 20, 2019
Held at SLPOA Office

Meeting opens with Pledge of Allegiance

Wendy Westock officially calls meeting to order at approximately 10:00 am.

ATTENDANCE

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

Also in attendance: Attorney, John Klemeyer. Security, Kim Pelayo

President's Report:

Wendy Westock:

- *Would like to welcome our newest board member Kim Curulli who was just appointed to the board.
- *Real Estate, to date 2019 we have 30 homes sold and 2 pending and 6 lots have been sold. Comparison in 2018 there was 70 homes and 5 lots sold and 2017, 53 homes and 10 lots sold.
- *The pool repairs have been a huge success, everybody has been very pleased with how the pool looks. For ex: on July 4th we had 261 sign in to use the pool and the on the 5th we had 201 people sign in.

Concession stand seems to be running out of ice cream and we are replenishing ice cream several times a week. We might have to think about getting a freezer for next year. The freezer space is limited. We are staying open until 9:00 a couple of nights. We sent out an email blast. Depending on

weather and if we have staff to cover.

*The 27th is Sunrise Day there will also be a swim meet. The pool will probably be open a little after 11:00. Residents are welcome to go to the meet but can't swim until after they are done.

*August 3rd is the championship. We are hosting the championships this year. The pool will not open until 1:00 or 2:00 depending on how long the championships will go. We will open immediately after and will try to stay open until 9:00 depending on weather and staffing.

*Dues Raffle – we just started today. The winner will get their next years dues paid in full. Tickets are \$10 per ticket or 6 for \$50.00. The drawing will be December 7th at 7:00pm.

*The meeting minutes from the Budget Meeting on April 6, 2019 are posted online since we don't have quorum they will remain as a draft. If you would like a printed copy stop downstairs at any time and the office staff will get you a copy.

*We will form a new committee called "The Future Development Planning Committee". The focus of this committee will come off the work everyone did a year ago when the leadership transition took place. And we started to look at what the residents wanted for this community. The first meeting will be on September 5th, 2019 at 7:00 pm. More information will be sent out via email blast and posted on the website about the upcoming meeting.

Vice President's Report:

Amy Panetta:

*We have mentioned at the last couple of meetings that we are doing landscaping in house, we have purchased a riding mower, trailer to house all the equipment, it seems to be going very well. It's very helpful because one of the reasons we did this it to have better control, timing and quality of it.

*Lake, we received a call in the office last week from Chris Wood from Dingman Township. A resident had written a letter to the DEP with their concerns regarding some white foam that they had notice on the lake. The DEP handed letter over to Chris Wood. Chris said that this is a natural occurrence. It is call "Root Beer Foam". It happens when

organic compounds breakdown in the lake which effects the water tension and that allows more air to be mixed into the water and that is what causes the foam. It is not dangerous as it is completely organic. The foam sticks to the rocks and trees. It looks like a root beer float. All the rain that have received is stirring up the bottom of the lake and generating the foam.

*We have hired a temporary part time maintenance worker. We have fallen a little behind. He will be working with us through the fall. Cornell will be away in October.

*Pothole Day will be done in the fall. We have a list going, residents have been calling with problem areas. If there is any that need attention in we will just keep adding it to the list.

*The road paving repairs that we have been completed to date, so far Wayco has paved Sunset, the portion of Cobblestone from Waterwheel to Park Ridge, all of Park Ridge, Park Ridge Court, and the remainder of West Shore Drive that was not done from the previous year. Mike Smith completed the repairs to Lincoln court, Harrison Court, Cleveland Court, Perch Terrace, Golden Eagle Court and Boulder Court.

Financial Report:

Wendy Westock for Mike DePeri: financial report was given

Committee Reports:

Events: Wendy Westock for Mike DePeri,

*Working on the Dues Raffle

*Sunrise Day – July 27th – Fundraiser between Events and Swim Team, get the word out to support it, there will be a tricky tray, swim races, games, and lots of food.

*Labor Day Weekend – Pool Party – look for more information

Communications: Wendy Westock for Gloria Nolan,

*The new edition of the newsletter just came out; they will soon be working on the fall edition.

Lakes: Amy Panetta for Walter Tomilowicz:

*Aquatic was just here yesterday to treat the lakes. They go to all 3 lakes and treat them appropriately. They come in once a month. They will come in if we call them with any issues. They will let us know if there are any problems.

*Garbage: Chuck Roberts: Will try to have a meeting in the fall.
Explained how Dumpster Day worked.

Old Business:

Wendy Westock: The board has reviewed the April 6, 2019 the Budget Membership Meeting minutes. They are posted on the website are in draft form.

New Business: Election certification. There were 3 positions on the board open for election this year. Three nominations were received by the deadline May 31, 2019. Therefore, according to our by-laws 3.4.2C. (Wendy Westock read the bylaw), there will not be an election. The 3 candidates Walter Tomilowicz, Amy Panetta, and Wendy Westock are elected to a new term beginning July 2019 and ending July 2022. Explained to residents that there are 3 positions open and only 3 people put in their nomination form.

Wendy Westock: asks for a motion to approve \$647.07 for Amazon – 3 Picnic tables

- *Motion Made: Chuck Roberts
- *Motion Seconded: Kim Curulli
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$1,264.58 CSI – cameras for office and salt shed replacement and labor to install them

- *Motion Made: Amy Panetta
- *Motion Seconded: Chuck Roberts
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$1,600.00 Division of Dam Safety – yearly dam permits

- *Motion Made: Amy Panetta

- *Motion Seconded: Chuck Roberts
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$1,346.35 KRS Services New server, switch, battery, software and installation.

- *Motion Made: Chuck Roberts
- *Motion Seconded: Kim Curulli
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$15,800.00 MJ Smith – Work on Lincoln Court, Cleveland Court, Harrison Court, Golden Eagle Court, Perch Terrace, Boulder Court.

- *Motion Made: Aly Wayne
- *Motion Seconded: Chuck Roberts
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$1,410.00 Precision Lawn Landscaping for the snowstorm that was out of our contract.

- *Motion Made: Chuck Roberts
- *Motion Seconded: Kim Curulli
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$588.42 Sawkill Power Equipment – Mower Maintenance

- *Motion Made: Chuck Roberts
- *Motion Seconded: Kim Curulli
- *All in Favor: Yes

Wendy Westock: asks for a motion to approve \$93,879.75 Wayco – Paving Sunset, portion of Cobblestone from Waterwheel to Park Ridge, Park Ridge Court & Drive, remainder of West Shore Drive.

- *Motion Made: Chuck Roberts
- *Motion Seconded: Amy Panetta
- *All in Favor: Yes

Questions from the Residents

Connie Milland: How many homes are rentals vs homeowners?

Wendy Westock: 946 homes, 58 homes are rented

John Klemeyer: State law says renting a home in a residential area for less than 30 days is a commercial enterprise and not residential enterprise.

Wendy Westock: We do check Airbnb and security checks for renters. They pay a rental fee and give us a copy of the lease. They must register their vehicles.

Connie Milland: The mailbox, why don't they have a sleeve the driver can pull up and not have to get out of car. There is a cone that slides the mail down. I have never gotten anywhere with post office.

Wendy Westock: The post office owns them; we can't repair them.

Mikki Cortez: The mailboxes can be replaced but are expensive.

Amy Panetta: If we would buy our own, we did find out that we are going to have to get at least 3, maybe 5 parcel boxes.

Wendy Westock: The post office is trying. If we owned them, we would have to replace all of them. Would have to bring both entrances to one place.

Chuck Roberts: They are still doing conversion from the old mailbox numbers to the streets. Census wasn't mailed to us, they went door to door, that is when the whole 911 thing came up. We can bring this up with our new committee.

Roxanne LaGrega: Why is the Dumpster Day at the entrance? Why can't it be at the ballfield or at the parking lot.

Chuck Roberts: It will be addressed next year.

Wendy Westock: We will think about it; we couldn't have done it at the pool. Once the pool is open that would eliminate the pool parking lot.

Amy Panetta: In the ballfield they could get stuck if it rains and the garbage truck could also get stuck.

Wendy Westock: We will revisit it.

Beverly Kelly: Won't there still be traffic no matter where you have it?

Chuck Roberts: At the entrance this gets dangerous out here even with the flea market. Farther away from the state road would be better.

Amy Panetta: There is a possibility to split the community by last name, this day A through M. People have suggested that too. There is a bunch of different ideas.

Beverly Kelly: I think its horrible that we only have one day a year and that we can't negotiate with our garbage people to let people do it a couple times a year or to put a couple things out on the curb.

Amy Panetta: You can, but they will charge you \$70.00.

Chuck Roberts: You can't put out tv sets, tires, oil. Dumpster Day filters that.

Mikki Cortez: How does one decide what roads get paved.

Amy Panetta: It's a joint decision, maintenance looked, I looked, Chuck looked, and we see which are the worst, which ones have issues that are causing flooding in the roads which will cause more damage. We had to choose which were the worst. Wayco comes in and looks also. The courts had to be repaired because the boulders were sticking out.

Mikki Cortez: Those roads are owned by the community.

Wendy Westock: Yes, we have the roads in 3 categories, we have a list of roads that were paved previously. When they are paving it cost a lot of money every time they move their equipment, so it is important to keep the projects as close as possible to avoid extra expense.

Mikki Cortez: Our roads are great.

Chuck Roberts: We look at things like the pipes underneath the road, storm damage. There are a couple places on Wild Meadow that we must look at from erosion with all the rain that we had.

Amy Panetta: Part of what the maintenance team is doing this year is shoulder stone. We will be putting it on the side of the roads to protect the roads from cracking. If anyone sees anything, call and we will put you on the list.

Mikki Cortez: 195 Overlook Drive there is a crack across the road.

Chuck Roberts: When Ramagosa paved, they put rock over rock and paved.

Connie Milland: The culvert pipe on Cobblestone has rocks around it, the rocks collapsed. It wasn't done correctly.

Chuck Roberts: Precast should have been done.

Beverly Kelly: Where do we stand on the speed bump discussion?

Chuck Roberts: Explains two ways to do speed bumps. It's a cost.

John Klemeyer: You must coordinate with the fire and ambulance company.

Beverly Kelly: Other communities do it right?

John Klemeyer: There's a way to do it to make it less dangerous. It is expensive.

Wendy Westock: Remains a discussion item. We will do more research.

Amy Panetta: A resident came in and was very upset. Car has been speeding up and down his road. We called the house. Christine and Brittany will call the house and let the family know. We don't want to fine, fine, fine, people.

Wendy Westock: The whole point is to get people to slow down. It is not to give out tickets. We have a 25-mph speed limit and stop signs to stop at. More and more people are allowing security to park in their driveways.

Carol Frey: You can use my driveway if you want.

Amy Panetta: Send us an email

Meeting adjourned at 10:50 am.

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

Aly Wayne

Secretary

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

Date