

SUNRISE VILLAS CONDOMINIUM OWNERS ASSOCIATION
MEETING LOCATION: Mizell Center, 480 S Sunrise Way, Palm Springs, and on Zoom
GENERAL SESSION OF THE BOARD OF DIRECTORS
SUNRISE VILLAS HOMEOWNER ALLIANCE MEETING MINUTES

Minutes are in GREEN

DISCLAIMER: Only the Board may record audio. Therefore, Alliance minutes are typed in real time. While full accuracy is intended, please excuse any typos, grammatical errors, etc.

MARCH 17, 2026 – 2:00 P.M.

ZOOM Meeting ID: 928 5331 2623 - Passcode: 162095

AGENDA

BEFORE MEETING STARTS: No audio recordings are allowed. However, the secretary may record the meeting to aid in preparing minutes. The recording is deleted once the minutes have been prepared. *As provided in the “Open Meeting Act,” members may observe the meeting but cannot participate in the board’s deliberation or votes. Members may address the board during the Owner’s Forum. If attendees become disruptive, they may be expelled from the meeting and fined.*

CALL TO ORDER 2:07p

EXECUTIVE SESSION DISCLOSURE

- *Approved minutes from February executive session*
- *Extensive discussion about the CC&Rs and the exclusive use areas. (No elaboration)*
- *Historic designation discussion. (No elaboration)*
- *Ballot for turf reduction project discussed. (No elaboration)*
- *Minutes approved from February general session.*

TREASURER’S REPORT *Lorena is missing in action*

☐ **February Financial Reports –**

- *TO ALLIANCE MEMBERS – Please look to the financial statements posted on the website. They are far too involved to mention here.*
- *Treasurer Bowen is “thinking” that because of the upcoming projects, the CDs will not be renewed but the money will be put into operating expenses or reserves.*
- *Secretary Green suggested Money Market investments.*
- *Expenses for the month.*
 - *Electrical*
 - *Wiring*
 - *Water meter*
 - *Etc.*
- *Despite all the above – the Association remains “on budget”*
- *February’s unaudited financial reports approved as presented*

☐ **Water Consumption Report –**

No mentioned

☐ **Pay or Lien Notice / Parcel #502-420-055 –**

- *Treasurer Bowen was not certain what was to happen next....*
- *Suggestion to begin the process with CAFS to start the pay or lien process with the above-mentioned parcel.*
- *That request will be signed and sent off.*

- ☐ *Review per Civil Code 5500*

SECRETARY'S REPORT

- ☐ *General Session Minutes of February 17, 2025 –*

OLD BUSINESS

- ☐ *Palm Tree Trimming Proposal*

- *Palm tree trimming cost was approved. \$8,270.00*
- *Seems there were comparisons with a new/different tree-trimming company*
 - *Turned out they were much more expensive*
 - *Accordingly, PWLC was assigned as vendor for the project*

NEW BUSINESS

- *Appears as a name for any committee needs to be approved by legal counsel, Epstein.*
- *For undisclosed reasons, “Turf Reduction Committee” Something about it not meeting the charter. Unclear and seemingly moot.*
- *“Executive Project Steering Committee” This is to accommodate a mention from Epstein. It is the Turf Reduction Committee renamed.*
- *Director Havens to create an addendum to the minutes (February’s ??) to change the name of the committee.*

Roofing maintenance contract will be renewed.

- *Funding is coming from the reserves \$14,330.00*
- *Goal: Host a website so that people know what to expect. Early in the process...Casey should be able to keep a handle on them.*
- *Question: If an owner wants work done (i.e. solar tubes, skylights) – can they request/pay for their own work?*
- *Seemingly, in the past a homeowner had a solar tube repaired and then refused to pay the additional amount so there’s a call to correct that misunderstanding.*
- *The Board wants to steer clear of direct involvement so homeowners will be given a phone number and it’s up to them to contact the company in advance with permission to repair. (and supposedly negotiate a price)*
- *The cost and said notification was approved.*

COMMITTEE REPORTS

- ☐ *Architecture – Decisions*

- *Granted - An address on Grand Bahama - new window*
- *Granted - An address on Antigua – security camera review*
- *Granted - An address on Grand Bahama – privacy screen approved.*

- ☐ *Landscape*

- *New netting has been installed at the landscape hut*
- *To different levels of fix, both the north and south sides of Sunrise way have been replanted*
- *Only 40% of on property trees will be trimmed*
- *Citrus will only be trimmed in ways that keep them from hitting rooflines*
- *This inspection – the HOA was not cited for having plantings above 18” from rooflines*
- *Street sweeping to once a month on Monday as opposed to Wednesday*
- *3 trees being replaced because of the wind storm. (locations not mentioned)*

- *An irrigation line is broken and the timing of its fix is being determined. A new watering cycle will be added because of the heat.*
- *Wayne and Margo (homeowners) were thanked because they have donated unwanted plantings to the Association.*

o Landscape Walks

o PWLCII February Repairs –

☐ *Landscape Sustainability*

- *No further scheduled meetings. According to the Board – the job of that committee is complete*
 - *All new information and decisions will be the job of the Steering Committee – made up of only Board members*
- *Many FAQs asked to hire a project manager for the conversion*
 - *NO independent manager will be hired - and they will go with the Hermann design manager*
- *Only contractors known to Hermann (3) will be bidding.*
 - *PWLC is also being given the opportunity to bid*
- *Contractor bid period of 30 days*
- *October 2026 supposed date for “shovels in the ground.”*
- *Outcoming will depend upon vote.*
- *Hermann design will be sending an exact plan to the planning department*
- *A full walkthrough with all who are deemed important to the project will be happening soon*
- *Updated requirements, trailers, etc. Will be determined with a walkthrough.*
- *Keeping track will be done via some google service*
 - *no one was certain what this meant or how this would happen*

☐ *Pool*

- *Pools took a beating during the wind storm*
- *Thanks to those homeowners who assisted with the clean- up.*
- *Report all concerns to Casey*
- *All pools and spas are now heated.*
- *Close umbrellas*

Sports Courts

- *Resurfacing will happen in late June. A date determined once tree trimming is lined up*
 - *The resurfacing will repurpose the middle courts into pickleball only*
- *Director Haven has taken responsibility and will provide photos as updates*
- *PILOT PROJECT:*
 - *April – September*
 - *Change start time to 8:30am as long as owl paddles are used.*
 - *Owl paddles will be removed in the summer –*
 - *players will need to provide their own paddles.*
 - *Director Patterson (paraphrased)*
 - *It’s a shame to see those courts not used in the summer months*
 - *Director Green – (paraphrased)*
 - *With everything the Board went through for a year and a half, let’s make certain this is only a trial – let’s not negate all our efforts to control the pickleball court*
 - *Director Haven took on the monthly responsibility of homeowner reach-out.*
 - *Director Patterson suggests homeowners call the Board with any concerns and they will be addressed monthly.*

- *Directors Brown and Green asked for formal assessment in September board meeting will be a deadline for true assessment.*
- *Director Haven noted the need for temporary signage reflecting the change*

□ *Governing Documents*

□ *Executive Project Steering Committee*

○ *Interim Planning Review*

SUNRISE VILLAS CONDOMINIUM OWNERS ASSOCIATION BOARD OF DIRECTORS GENERAL SESSION – March 17, 2026 AGENDA

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MANAGER'S REPORT

□ *Securitas Report*

No intrusions reported in the last 30 days

□ *Palm Springs Fire Department*

- *Fire department review of the inspection – a few violations.*
 - *Asking for twice as many fire extinguishers on property*
- *3 extinguishers were not serviced last year. Were we charged?*
- *Enclosed cases and new extinguishers will have to be purchased.*
- *There is another inspection on the 24th. (not mentioned which month)*
- *Despite having no gas at the landscape garage the inspector asked for the install of a non-flammable cabinet.*

□ *Communications*

- *Something from a new owner on St George deemed confidential*
- *The landscape committee and Board will continue to post comments to the grid. (Supposition this means to the ongoing list of FAQs)*
- *Casey is not getting involved in direct communications.*
 - *“Your comments have been forwarded to the landscape committee for review”*

□ *Board “Parking Lot”*

Curb painting

HOMEOWNER'S OPEN FORUM – Comments are limited to three (3) minutes per owner.

Titleholders may address the board for up to three minutes. A director may briefly respond to statements or questions. Speakers must observe rules of decorum and not engage in disruptive behavior. If a speaker is in the middle of a sentence when time is called, they may finish their thought. The time guidelines ensure that others will have an opportunity to speak. Speakers may not allot their time to others.

Homeowner #1

- *Directed to Director Haven*
 - *Resurfacing the courts – will they be stripped differently.*
 - *Are the signing sheets working. How's that going?*
 - *Director Haven counts the number of sheets but there's no active actual number accounted for nor who's playing*

- *Not aware of anyone being unable to play for will be on the middle courts.*
- *The tennis net will remain to divide the two pickleball courts*
- *27K from reserves to resurface.*

Homeowner #2

- *Shovels in the ground in October*
 - *Will this impact homeowner use – rental income – qualities of life.*
 - *Director Austin – It is what it is.*
- *Tax implications for the landscape conversions:*
 - *Only costs associated with mandated changes are deductible*
 - *Any costs associated with “beautification” is not deductible.*
 - *Director Austin – we never thought about that. Will look into it*

Homeowner #3

Keeping engaged with the fire extinguishers as these are important

Homeowner #4

- *Directed to President Pinder:*
- *As per an email sent January 13, 2026, please explain the meaning of “legal position.” (Attached for context)*
 - *President Pinder’s response, “No comment.”*
 - *“No comment?”*
 - *“No comment.”*
 - *Why was the homeowner’s question not being justified with an answer?*
 - *“No comment.”*
 - *Moving forward, how many questions of mine will be served with a “no comment?”*
 - *“No comment.”*
- *Directed to Casey Jones:*
- *Referencing an email dated January 27, 2026:*
 - *When investigating a possible claim against 20K of legal fees, did the insurance company cite any real reasons as to why the claim is not-reimbursable? Or was it just opinion.*
 - *Mr. Jones had no further info – it was what was shared with him via an agent.*
 - *Were both insurance companies approached or only LaBarre Osknee?*
 - *Mr. Jones will investigate and get back*

Owner two

UPCOMING GENERAL SESSIONS & ANNUAL MEETING – Live and Via Zoom

☐ *General Sessions at Mizell Center on Tuesdays:*

o Saturday, April 4, 2026, at 9:30 a.m. – Annual Meeting at Mizell Center

o April 4, 2026 – General Session Meeting to follow the Annual Meeting

o May 19, 2026

o June 16, 2026

ADJOURNMENT