

SUNNYBROOK NEWSLETTER

AUGUST / SEPTEMBER 2023



GREETINGS FROM THE BOARD

We hope everyone is having a great summer! As planned, there have been some personnel changes here at Sunnybrook. Jim McGrath has moved into the Property Manager role, Bob Sneve is staying on in his part time role to train Jim, and Esther has gone back to the Coastal Management office in Port Richey. As well, past employee Jessee Burkhart has returned as a multi-skilled maintenance associate. This team works very good together and it really shows around the property. Many projects are being completed very quickly and efficiently.

While the maintenance department continues to make improvements to how the community property is cared for, we will soon start working on improvements to internal processes and how the office is run. Also, the Board is already working on the 2024 budget and will continue to keep the Sunnybrook members informed as the process continues.

The Board would like to recognize Jim and the maintenance staff for keeping an open mind while processes are changed and for the **GREAT JOB** with the preparation for Hurricane Idalia and the immediate clean up Wednesday morning! You guys really knocked one out of the park! We would also like to thank Bob Sneve for his continued efforts during this transitional phase.

There are still lots of activities going on here during the summer months - Bingo, Pool Volleyball, Morning Exercise, multiple card games and more, so a Special Thanks to all the volunteers that continue to make these events

happen! You are all appreciated by the residents of this community! Stay cool, and see you around the pool!

SUNNYBROOK BOARD OF DIRECTORS

Ron Maldonado	Paul Bennett	Larry Jett
President	Vice President	Director
<i>Ron Maldonado</i>	<i>Paul Bennett</i>	<i>Larry Jett</i>
Pam Erskin	Abel Gallegos	Phyllis Galvin
Secretary	Director	Director
<i>Pam Erskin</i>	<i>Abel Gallegos</i>	<i>Phyllis Galvin</i>

BOARD OF DIRECTORS UPDATE

Since Jim McGrath has become the Property Manager - and to avoid any conflict of interest that may be perceived - Jim has resigned from the Sunnybrook Board of Directors. Jim did an outstanding job navigating and giving the Board direction on financial issues and the 2023 budget. MANY THANKS JIM!! We have confidence that your success will continue in the Property Manager capacity!!

After much discussion with the Sunnybrook Board Members, the Board has decided not to fill Jim's vacated position. Going forward the Board will continue with Ron Maldonado assuming the Treasurer responsibilities. Given the state of the economy, inflation and the unpredictable Florida insurance market, we have already started some preparations for the 2024 budget. Stay tuned for future budget information!!

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PLUMBING RESERVE UPDATE

On August 24, 2023, a letter was mailed by the Sunnybrook Condominium Association regarding the early planning of the 2024 budget and which included a proxy vote concerning the funding of the Plumbing Reserves.

Current State

- In 2023, \$117,527 was contributed to the Plumbing Reserve Account from our HOA fees (approx. \$23 per month x 424 units)
- The account was set up to completely re-pipe all 424 condominium units over a 25 year period
- Current Plumbing Reserve Balance is \$284,766 which are enough funds to continue at the current pace for the next 7 – 8 years
- In 2024, the Plumbing Reserve Balance will be \$402,293 if we continue to fund the Plumbing Reserve Account



Click on the QR code to hear an update from Board President, Ron Maldonado, regarding the Plumbing Reserve

NOTICE SOMETHING NEW?? WE'RE USING QR CODES AS PART OF THE NEWSLETTER ARTICLES!!!

What is a QR Code?

It's a "Quick Response" code that can be used to share information. In the Newsletter, we are using it to share video content. You may have used QR codes in the past to open up restaurant menus during Covid, for example.

How do I use a QR Code?

Simply open up your camera on your cell phone and "hover" over the QR code and tap to open it up and load the content.

UPDATED ENTRANCE/EXIT SIGNAGE



WOW!! Check out the great looking Entrance and (soon) Exit Sunnybrook signage!! We've also installed new sod at the back gate to spruce up the area. Thank you to our grounds keeping staff for this great update!! What a fresh, new look!!

*** WAYS TO KEEP IN TOUCH WHILE YOU'RE AWAY ***

FACEBOOK

Sunnybrook Community Neighborhood Page
Sunnybrook Marketplace

WEBSITE

Sunnybrooknpr.com

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CONDO BUSINESS MATTERS



PROPERTY MANAGER UPDATE

Welcome aboard, Jim McGrath!! Jim began his Property Manager duties on July 31, 2023. Jim's schedule will reflect that of the five maintenance workers and will be the same schedule we've utilized for many years – from 7:00am to 3:30pm.

Bob Sneve has agreed to stay to train Jim in his new position. Bob's schedule will currently stay the same as it is now - Monday-Wednesday-Friday 7:00am until 2:00pm. This transition takes into consideration the needs of the residents, the needs of the property and amenities, fiscal responsibility, a safe and thriving work environment for our employees, initiating community policies where needed and ensuring the community follows all rules and regulations including federal, state, local and Sunnybrook bylaws as well. We expect this transition to take several months.

THANK YOU, ESTHER

The Sunnybrook Board and Sunnybrook Community Board would like to thank Esther DiBisceglie and the Coastal Management team for their dedication and commitment to Sunnybrook while we were going through some difficult changes. Esther's last day on-site here at Sunnybrook was August 1, 2023. Esther has agreed to continue to help with the website and portal as we transition. What a great job she has done for Sunnybrook and we are forever grateful to Esther!



PARKING REMINDER

Parking is not permitted on the grass or blocking sidewalks or hydrants. Back in parking, horizontal or angle parking is prohibited.



KEY FOB UPDATE

The key fob installation is expected to be completed by 9/1/2023 with the rollout communication anticipated mid-September. We will need everyone's cooperation in order to receive their key fob. Reminder: KEEP YOUR POOL KEYS because you will still need them to access the pedestrian/walk thru gates both in the front and rear of the complex.

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CARPORT INSPECTIONS UPDATE

Materials have been ordered by the contractors to start the first two building's carports. Letters went out on 08/25/2023 for the next two building's carports that need to be addressed. As the previous ones are closed out, we will move to the next two buildings in succession of priority. If you receive a letter, PLEASE FOLLOW THE INSTRUCTIONS AND TIMELINE so that we can continue to move this project forward in a timely manner. Thank you in advance for your cooperation.

OTHER PREVENTATIVE MAINTENANCE WORK YOU MAY HAVE SEEN GOING ON AROUND OUR SUNNYBROOK COMMUNITY



- We have pressure washed all the building landings and stairs
- We are in the process of repairing all the patio furniture
- We have completed a lot of the tree trimming (and associated clean up)

POOL NEWS

Our pool is certainly getting a lot of use with the record high temperatures we've been seeing in Florida!! In addition to the patio furniture repairs, the pool deck was power washed and scrubbed on 8/28/2023. We are also looking into installing LED lights at the pool. Stay tuned for future updates on this matter!!

SUMMER VOLLEYBALL PLAYOFFS



We will be having our Summer Volleyball Playoffs on Saturday, September 9, 2023 beginning at 3:00pm until 5:00pm.

Please come to cheer us on and to enjoy watching our antics in the pool!!

NEWSLETTER REMINDER



The Sunnybrook Newsletter will resume monthly publications beginning October 1st.

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VERONICA FORD'S 80TH BIRTHDAY PARTY



Look who just turned 80 years YOUNG!!!
A birthday celebration was held for Veronica on August 19th. 60 friends/family joined in on the celebration and who danced til midnight!! An awesome time was had by all!!



Click on the QR code to see a video of Veronica's party!!



ACTIVITIES COMMITTEE UPDATE
Our Activity Committee Coordinators will be back in September!!!

MARK YOUR CALENDARS:
There will be an Activity Committee Meeting on Sunday, September 10, 2023 at 1:00pm in the Clubhouse.

ALL ARE WELCOME!!
"Many hands make great memories"

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HURRICANE SEASON REMINDER



With the Hurricane Season upon us (and with Hurricane Idalia threatening us as the Newsletter is being finalized), please remember to keep your supplies stocked (like water, flashlights, batteries), make sure the car is gassed up and you keep your phone fully charged. It's a good idea to stay in contact with your neighbors so we have somewhat of an idea who is here at Sunnybrook or who may have evacuated to stay with family or friends.

REMINDER: It is our responsibility to watch the news about the weather ourselves and make necessary preparation for impending storms. Additionally, we are responsible to put all our own stuff away - chairs, tables, umbrellas, potted plants, lawn ornaments and anything you may have outside that can be picked up in 100+ mile an hour winds and become dangerous. If you do not remove them, they may be discarded.

The Sunnybrook maintenance crew will be busy making preparations for the common areas/grounds whenever these weather conditions arise.

WEDNESDAY DINNER CLUB ACTIVITY WILL BE RESTARTING IN OCTOBER

Yummy
Yummy
Yummy



We will re-start our Wednesday Dinner Club Activity next month. The first dinner will be on Wednesday, October 4, 2023. Feed the kitty \$3.00 once a year and let the fun begin!! If you have any questions or would like more information, please feel free to call Carol Davis at (727) 848-8811. That's a big "10-4" good buddy!! As always, all are welcomed!!

OCTOBER 2023 DINNER SCHEDULE

OCT. 4 TH	ROSSI 7254 SR 54 New Port Richey, FL	4:00 PM
OCT. 11 TH	CRACKER BARREL 5341 US 19 New Port Richey, FL	4:00 PM
OCT. 18 TH	LONG HORN 9524 US 19 Port Richey, FL	4:00 PM
OCT. 25 TH	CHILI'S 9600 US 19 Port Richey, FL	4:00 PM

Please Call Carol Davis at 727-848-8811 **if you plan to attend**

Your response is needed on the day before by **"NOON"**

Reservations are required

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ACTIVITIES UPDATES

**** AS LONG AS WE HAVE PARTICIPANTS ****

5 CROWNS: **NEW** Wednesdays at 1:00pm
(in the Clubhouse)

BINGO: Thursdays at 7:00pm

EUCHRE: Fridays at 1:00pm in the Clubhouse
Just show up

TENNIS: Sundays 10:00am
Tuesdays and Fridays 6:00pm
(Year-Round)

Learn Tennis Wednesday 11:00am
(contact Laura Baker (802) 598-1549)

TEXAS HOLD 'EM: Sunday at 2:00pm
Wednesday and Saturday
at 6:00pm
(Year-Round)

WALKING AND HIIT EXERCISE (CLUBHOUSE):
Monday, Wednesday, Friday 10:00am
(Year-Round)

WATER AEROBICS AND VOLLEYBALL
(Year-Round Weather Permitting)

AEROBICS: Monday, Wednesday, Friday
10:00am

VOLLEYBALL: Monday, Wednesday, Friday
11:00am
Thursdays 6:30 – 8:00pm



2024 8 BALL EARLY SIGN UP

If you are interested in playing 8 Ball next year, there is a Sign Up Sheet on the Bulletin Board in the Clubhouse.



2024 BOCCE UPDATE

This year we are going to try something a little different. We are going to make teams consisting of 6 players. There will be NO subs. A team can play with as few as 3 players. The opposition will pick one of the 3 to play both ends. So if you're thinking you want to play, let us know soon so we can get you on a team.

Questions?? Contact Schelli Realmuto at
(585) 703-5752 or Schelli.Realmuto@gmail.com



SEPTEMBER BOARD MEETING(S)

Special Meeting - Proxy Vote

Wednesday, September 6, 2023 at **7:00PM**

Rescheduled August 30, 2023 Board Meeting

Wednesday, September 6, 2023 at **7:15PM**