

SUNNYBROOK NEWSLETTER - OCTOBER 2023



GREETINGS FROM THE BOARD

Greetings Sunnybrook residents!! As always, there's lots going on here at Sunnybrook, but we wanted to start by giving a big shoutout to all the Sunnybrook employees for their continued dedication and hard work to keep the property looking great and the office running smoothly!! This TEAM of employees have been consistently handling things with minimal assistance, thus freeing up the Board to work on future process changes and improvements.

HUGE CONGRATULATIONS to Jim McGrath for passing the Florida State exam and becoming a Licensed Community Association Manager, or LCAM for short!! In addition to all the training, team building and process changing Jim has been doing around our Sunnybrook community, Jim has taken the required course, studied hard and passed the exam. **CONGRATULATIONS ON YOUR ACHIEVEMENT JIM!!**

Regarding the 2024 budget, there will be 2 budget workshops in October. These workshops allow the Board members to meet and discuss budget items including everyday operating costs and increases, reserves, insurance premiums, and capital expenditures. To ensure residents receive their 2024 coupon books in time, we expect the budget to be completed and passed by the middle of November.

The Plumbing Reserve Vote needed 213 "Yes Votes" to pass and we have exceeded that number. The passing of this Plumbing Reserve Vote means that we will not continue funding the plumbing reserve account in 2024 due to the excess funds in that account. This decision by

the Sunnybrook Association members will help to keep the 2024 maintenance fee increase as low as possible.

The Board would also like to mention that we have been and are continuing to work with Jim and the maintenance staff to reduce the number of unauthorized plants, bushes and flowers that have been planted in front, behind and on the sides of the buildings. Your help and understanding in this process is greatly appreciated. Hope everyone is having a great summer and see you at the pool!!

SUNNYBROOK BOARD OF DIRECTORS

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



OCTOBER BOARD OF DIRECTORS MEETING:

Wednesday, October 25, 2023 at 1:00pm

All community members are always welcome!!

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

FACEBOOK

Sunnybrook Community Neighborhood Page
Sunnybrook Marketplace

WEBSITE

Sunnybrooknpr.com

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LCAM vs PM – What's the Difference??

You may be wondering what the difference is between a “Licensed Community Association Manager” and a “Property Manager”

A Florida CAM License is required when managing a community of more than 10 units and/or with an annual budget in excess of \$100,000.

A Community Association Manager's usual duties include preparing budgets, collecting bids from vendors and overseeing repairs and maintenance of amenity spaces or common areas. The CAM is involved more in the large-scale or big-picture projects that affect the community as a whole.

A Property Manager's typical responsibilities deal with the day-to-day operations of the property including collecting rent and handling maintenance and repairs etc.

CONDO BUSINESS MATTERS



PROPERTY MANAGER UPDATES



LANDSCAPING UPDATES

You may have noticed several landscaping projects going on around Sunnybrook!! We have been laying sod around the complex to cut down on landscaping maintenance. This will continue over the next few months.

Staff has also been catching up on building shrub maintenance. Thank you for your patience as we complete these projects. Mulch will also be added (as needed) as part of this detailing.



STOP FEEDING THE ANIMALS

REMINDER: Please do not feed the animals. This attracts rodents, is against our rules/regulations and also causes the wildlife to depend on your feedings which in turn harms their ability to find their own food in nature.



NO BACK IN PARKING

REMINDER: Back in parking is NOT allowed. Thank you for your cooperation in adhering to this rule/regulation.



IN CASE OF EMERGENCY

If you haven't done so already, please make sure you give the office a copy of your condo key to use in case of an emergency. This is especially important for our seasonal residents.

NOTE: The keys are securely stored (locked) and are “coded” – they are not stored using your bldg/unit# to additionally ensure safe keeping.

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PLUMBING RE-PIPE RESERVE VOTE

Thank you to all those that sent their proxies into the office for the Plumbing Reserve Vote. The vote has PASSED!!



BACK GATE SIGN

We're just about finished with the new/updated back gate sign!!



ATTENTION SEASONAL RESIDENTS (AKA "SNOWBIRDS")

Make sure you keep your addresses updated to ensure you receive any important condo correspondence at the correct address.



DUMPSTER REMINDER

REMINDER: Do not leave trash outside of the dumpsters. If a dumpster is full, please try another dumpster. If you have an item you want to "share" - do not leave that outside of the dumpster - offer it on "Sunnybrook Marketplace" on Facebook or please donate it offsite.

KEY FOB UPDATE

The key fob installation has been completed as scheduled and the software training has begun. Stay tuned for an update on our "Go Live" date.



KEEP YOUR POOL KEYS

REMINDER:

Once we upgrade to key fobs, you will still need Your "pool keys" to access the pedestrian/walk thru gates both in the front and rear of the complex.

POOL NEWS

WATER AEROBICS has resumed on Monday, Wednesday, Friday at 10:00 – 11:00am and Tuesday Evening 7:00 – 8:00pm



WATER VOLLEYBALL continues on Monday, Wednesday, Friday 11:00am – noon and

**** NEW TIME **** (because it's getting dark earlier)
Thursday Evening 6:30 – 7:30pm

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GOOD NEWS!!

There is quite an increase interest in Water Volleyball!! That being said, we are asking people to sign up to accommodate everyone returning to Sunnybrook (aka our "Snowbird" friends)

Please contact to Sign Up:

Linda Jones (727) 841-2329

Heather Jones (815) 955-1907

Our Captains and Co-Captains will decide when a full court is needed to safely have space to play. Thank you to the Board Members for their support of the sport!! And a special Thank You to Paul Bennett for expediting the purchase of our safety equipment for us to enjoy all this summer!!



The Summer Playoff Winners "TEAM V" (pictured above) played against "THE SHORTYS"

Everyone celebrated after the playoffs with an end of season party/banquet with lots of yummy food and dancing!! A GREAT time was had by all!!

WATER VOLLEYBALL PLAYOFFS

The Water Volleyball Summer Playoffs were held on Saturday, September 9th. Look how our participation has GROWN!!



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ACTIVITIES COMMITTEE UPDATE

Welcome back Connie!! The Activities Committee Meetings resumed last month and our first meeting was filled with LOTS and LOTS of good suggestions for activities!!

We can look forward to several planned (annual) events coming up such as:

- "Breakfasts"
(Pancakes, Sausage and Biscuits, Cinnamon Rolls)
- "Fall Festival"
- "Doris' Thanksgiving Dinner"
- "Christmas Cookie Exchange"
- "Christmas Party"
- "New Years Eve Countdown Party"
- "St. Patrick's Day Party"

We need your help with planning AND working on these activities!!

Please come to our next **Activities Committee Meeting on Sunday, October 1, 2023 at 1:00pm in the Clubhouse** if you'd like to learn more about these planned activities and share your input, sign up to sponsor/coordinate an event or sign up to help with an already planned event. Everyone is always welcome and help is always needed!!

**Come join in the fun night of games!!
Win prizes!! Come dressed in your "Fall Festival" best!!**

Date: Saturday, October 28, 2023

Time: 5:00 – 9:00pm

Cost: \$20

What games will we be playing??

Ring toss, fish bowl, darts, bean bag throw and a 50/50 raffle

Will there be music/dancing??

Yes – of course there will be!!

Jim Mumma – a local solo (keyboard) performer - will perform your "Old School Favorites"
Jim has quite a local following!!

Will there be food/drink??

Yes!! Of course there will be!!

Planned food includes:

- Chicken Pot Pie
- Crock Pot Beef and Broccoli
- Sweet Potatoe Casserole
- Green Bean Casserole
- Cider, Doughnuts and Apple Pie

Where/when can I buy tickets?

Thursday, October 12th and October 19th from 6:00 – 7:00pm (before Bingo)

Questions?? See Connie Musser

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CALLING ALL GARDENERS!!

You may have noticed some of our Sunnybrook residents working on gardening projects within our Community!! Do you enjoy gardening?? If so, please reach out to Connie Musser
Great job, ladies!!

AS ALWAYS, ALL ARE WELCOME!!



WHAT'S GOING ON AT SUNNYBROOK??

5 CROWNS: Wednesdays at 1:00pm
Saturday at 7:00pm (in the Clubhouse)

BINGO: Thursdays at 7:00pm

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

TAI CHI: Thursdays 10:00am (in the Clubhouse)

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
****NEW**** Tuesday Evening 7:00 – 8:00pm

VOLLEYBALL: Monday, Wednesday, Friday
11:00am
****NEW TIME**** Thursdays 6:30 – 7:30pm

WEDNESDAY DINNERS: Wednesdays 4:00pm
**** NOTE:** Reservations are required **
(See schedule on next page)

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WEDNESDAY DINNER CLUB ACTIVITY RESTARTS THIS MONTH

Yummy
Yummy
Yummy



Wednesday Dinner Club Activity restarts this 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.



**TAI CHI
IS BACK**

Tai Chi is coming back to Sunnybrook starting Thursday, October 5th at 10:00am in the Clubhouse.

Wear comfortable clothes and bring a yoga mat (if you want, not mandatory)

Tai Chi is a great way to stay fit for all ages!

EARLY SIGN UPS FOR 8 BALL AND BOCCE



**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
EARLY SIGN UP**

Jerry & Schelli Realmuto and Darwyn & Connie Rigel will be taking over the Bocce League from Ken and Rose Malone (who have moved). If you are interested in playing Bocce next year, contact Schelli Realmuto at (585) 703-5752.

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