

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025

GREETINGS FROM THE BOARD

Greetings Sunnybrook residents,

As always, there's lots going on here at Sunnybrook. 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.

The maintenance department is currently washing landings and trimming palm trees throughout the community. They're also painting yellow safety lines on the curbing at the clubhouse, the entrance area and throughout the community as well. Cement work has been completed at the clubhouse, and we'll continue repairing sidewalks throughout the community in October.

The Board of Directors held their 1st 2026 budget workshop in September, it was very productive. There are 2 scheduled for October, 10/1/25 and 10/15/25, both at 1:30pm. As soon as the proposed budget is finalized, it will be sent to the address we have on file for association members. The budget will be passed at the Budget Meeting on November 12, 2025, at 7pm.

The Board would like to thank all the volunteers for their time and efforts to keep Sunnybrook active this summer with Bingo, Water Volleyball, Texas Hold'em, 5 Crowns, and more! Also, we'd like to thank the volunteers that have already stepped up and committed to upcoming parties like Halloween, Thanksgiving, Christmas and Mardi Gras! In addition, there are many wonderful volunteers that will be hosting favorites in just a

few short months, Bocce, Pickleball, 8-Ball, Mahjong, Trivia Night, Darts, Line Dancing and more. We believe there's something for everyone, and it's our hope that you'll take time to join us for some fun activities this year!

SUNNYBROOK 2025 BOARD OF DIRECTORS

Ron Maldonado President <i>Ron Maldonado</i>	Abel Gallegos Vice President <i>Abel Gallegos</i>
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Linda Jones Treasurer <i>Linda Jones</i>	Annie Olsen Secretary <i>Annie Olsen</i>
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Larry Jett Director <i>Larry Jett</i>	Jerry Realmuto Director <i>Jerry Realmuto</i>	Connie Musser Director <i>Connie Musser</i>
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Board Meeting

OCTOBER 2025 BOARD MEETING

Wednesday, October 22, 2025 at 1:00pm

All community members are always welcome!!

CAN'T ATTEND IN PERSON??

Meetings are available via Zoom.

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025



CONSIDER INSTALLING A KEY LOCK BOX TO PREVENT GETTING LOCKED OUT OF YOUR CONDO

While you can go to the office during business hours to retrieve your spare key if you get locked out, if you are locked out outside of business hours you will encounter the cost (and the wait) to have to hire a locksmith to open your lock for you.

(Available for purchase at Lowe's, Home Depot, Amazon etc.)

TIME TO CHECK



HAVE YOU PROVIDED THE OFFICE WITH A SPARE KEY – IN CASE EMERGENCY ACCESS IS REQUIRED?

(This is required per our bylaws)



DOES COASTAL MANAGEMENT HAVE YOUR CURRENT MAILING ADDRESS?

(This is needed for any official correspondence)

COMMUNITY MANAGER UPDATES

OFFICE
HOURS

8:30am – 2:30pm



MAINTENANCE SUPERVISOR

Jessie Burkhart leads our Maintenance Crew. If you have any maintenance requests, please fill out a "Work Order" at the office or on the Sunnybrook Portal. You can also call the office to check on the status of your work order however, please do not stop Jessie while he is working for these matters.

LICENSED COMMUNITY ASSOCIATION MANAGER (LCAM)

Coastal Management continues to provide Sunnybrook with LCAM support as needed/required.

Thank you for your support of these new roles, office hours etc.



The office has a shelf of goodies left behind - mostly by the pool area. Come into the office between 8:30am and 2:30pm to see if your missing item was turned into the office!!

Items are NOT claimed within 30 days will be donated

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025



THANK YOU

Thank you to everyone that supported the Alzheimer's Baked Good Sale hosted by Doris (along with the help of Joyce Bruce)

\$500 was raised!!!

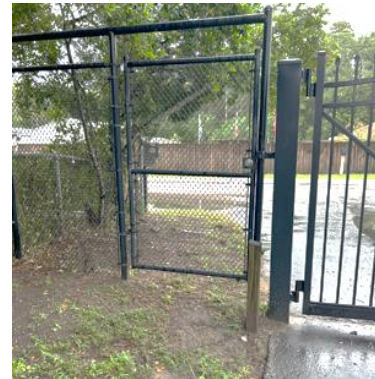
The sale was a SUCCESS again this year (with 100% of the purchase price going to the Alzheimer's Association)

Thank you, Doris and Joyce!!



ATTENTION WALKERS ...

(or drivers entering or exiting the vehicle gates)



For those that are out walking within our Sunnybrook community (or those driving thru the vehicle gates) ... if you notice the pedestrian gates open, can you please take a moment to close them. Leaving these gates open/ajar defeats the purpose of living in a "gated community" and allows strangers to access our property.

THANK YOU FOR YOUR HELP!!



FRIENDLY REMINDER

REMINDER: All maintenance requests, should be submitted on a Work Order either on the Sunnybrook Portal or in person at the office. Please do not disturb the Maintenance Workers while they are working.

Thank you for your cooperation.

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025

I'M OUTTA HERE ...

Our PEACOCK is done spending the summer at Sunnybrook and has taken an Uber (just kidding – he was professionally – and safely - relocated) to a farm to join 50 other soon-to-be new peacock friends.

While everyone enjoyed seeing this beautiful bird at Sunnybrook, the consensus is that no one will be missing the “surprises” he left on the walkways and stairs!!



AFTER HOURS EMERGENCIES

Please call the following number AFTER HOURS (after 3:30pm Monday - Friday and on the weekends) FOR EMERGENCIES ONLY

(727) 859-9734

EMERGENCIES consist of the following:

WATER

- Broken pipe under the floor, in the wall, in the ceiling or upon the Community grounds only (this does not include sprinkler issues)

FIRE

- Call the fire department (CALL 911)
- Then call the emergency call number to report the fire

ELECTRIC/ELECTRIC OUTAGE

- Should be reported to Duke Energy

DO NOT CALL THE MAINTENANCE WORKERS DIRECTLY

Also, if you see something AFTER HOURS that is not supposed to be happening, you need to call the proper authorities:

- Suspicious Activity
- Unauthorized Dumping (folks using the dumpster that shouldn't be)
- Soliciting

DO NOT call the Emergency Number and **DO NOT** “flag down” or call the maintenance workers with these issues. These types of issues should be handled on your own – as you would if you were living in your own single-family home.

Stay in Touch

SUNNYBROOK WEBSITE

Sunnybrooknpr.com

FACEBOOK

Sunnybrook Community Neighborhood Page
Sunnybrook Marketplace

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025



STOP

Speeding

COME TO A COMPLETE STOP

at stop signs

OBEY PARKING RULES

No back in parking



WALKERS

Be mindful of the vehicles around you



STOP

Leaving trash (or "treasures")
outside of the dumpsters

BREAK DOWN

your cardboard boxes



PET OWNERS

Clean up after your pets

Pets must be on a leash

NO pets in the clubhouse
(including carrying them in)

NO "dog runs/cables" allowed



REMIND YOUR GUESTS

of our Sunnybrook Rules as well



STOP FEEDING THE ANIMALS

Feeding the wildlife takes them out of their
natural feeding habitat and causes them to
depend on humans to eat/survive.

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025

SUNNYBROOK ACTIVITIES UPDATES



Want to schedule an event in the Clubhouse??

Submit your request to Linda Jones or to the office for forwarding to the Activity Committee. A one-week notice is appreciated.

THANK YOU to the countless volunteers who help plan and coordinate our Sunnybrook Activities - **WE APPRECIATE YOU !!**



If you are using the clubhouse for evening activities, please check to ensure that the door(s) are locked when you exit.



ACTIVITY AND PARTY PLANNERS NEEDED

We're trying something new for our activities and parties going forward. We will be looking for volunteers to host specific events.

SCHEDULED SO FAR:

- Poker: Omaha Tournament (October 10, 2025)
- Halloween (Costume) Party (October 25, 2025) (Hosted by Winnie)
- Thanksgiving Dinner (November 27, 2025) (Hosted by Doris + NEED MANY HELPERS)
- Christmas Party + Grab bag (December 13, 2025) (hosted by Alma Bennett and Caroline Jett)
- Mardi Gras Party (February 14, 2026)

LET US KNOW ...

- What other parties would you like to see?
- Would you like to volunteer to host a party?

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025

“CHANGE IT UP” POKER



FRIDAY, OCTOBER 10, 2025
OMAHA TOURNAMENT



FRIDAY, NOVEMBER 14, 2025
DEALER'S CHOICE
with Wild Card "Limited Seating"



COSTUME PARTY

WHEN: SATURDAY, OCTOBER 25, 2024

TIME: 6:00PM - ??

MENU: PULLED PORK
BAKED BEANS
MAC & CHEESE
COLE SLAW
DESSERT: APPLE PIE ALA MODE

DJ: DJ FRANCISCO

COSTUME CONTEST
(WITH PRIZES)!!

PHOTO BOOTH!!



COST: \$15

TICKET SALES:
THURSDAY, OCTOBER 16TH
THURSDAY, OCTOBER 23RD
6:00 – 7:00PM (BEFORE BINGO)

FRIDAY, OCTOBER 17TH
FROM 1:00 -2:00PM

IT'S NOT TOO EARLY TO START THINKING ABOUT THE 2026 BOCCE LEAGUE



Text (or call) Schelli Realmuto
(585) 703-5752

As you can imagine, it's quite an undertaking to organize the Sunnybrook Bocce League!!

"How can I help?" you ask???

CONTACT SCHELLI

** If you played last year, confirm if you are going to play again – or not - in 2026

** If you didn't play last year but want to sign up this coming year

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025



EUCHRE UPDATE

ATTENTION SUNNYBROOK EUCHRE PLAYERS!!

EUCHRE GAMES resume
Friday, October 10, 2025 at 1:00pm

EUCHRE TOURNAMENTS resume
Tuesday, October 21, 2025 at 6:30pm
(and every 3rd Tuesday of each month)

We look forward to seeing you back then!!

IT'S ALMOST THAT TIME OF YEAR ...

Many of our Snowbird friends will be coming back to Sunnybrook as soon as this month!!

We are excited for you to return to your Sunnybrook home!! May you enjoy SAFE TRAVELS and we look forward to seeing you soon!!



CAN YOU HELP??



Joyce Bruce is collecting the following MEN'S CLOTHING ITEMS for a Homeless Ministry that She supports. Do you have any of the following gently used items that you could donate:

- * MENS jeans, pants or shorts
- * MENS shirts (long or short sleeve) incl t-shirts
- * MENS sneakers or slip on shoes
- * MENS socks (new only)

NOTE: The "gently used" items should be in good condition and clean/laundered. And of course, new items would also be welcome too.

Contact Joyce with any questions or to drop items off at her condo (978) 290-7030

INTERESTED IN PICKLEBALL ??

Anyone interested in Sunnybrook Pickleball can join on the TeamReach App using code:

SunnybrookPB25 This will allow you to get the latest updates on all things Pickleball!!

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025

IT'S NOT TOO EARLY TO START THINKING ABOUT THE SUNNYBROOK THANKSGIVING DINNER 2025



Doris has volunteered to host the Sunnybrook Thanksgiving Dinner again this year!!

THANK YOU SO MUCH, DORIS!!

That being said, it's **A LOT** of work and we will be looking for **MANY** volunteers to make this dinner happen. It's not too early to start thinking about how you would like to help.

We will need help with:

Food Prep	Mashed potatoes
Other side dishes	Roasting turkeys
Desserts	Set up
Serving	Clean up

BE READY TO VOLUNTEER!!

POOL NEWS / REMINDERS

COME JOIN US FOR WATER VOLLEYBALL

We can always use more Water Volleyball players!! Come give it a try – even if you haven't played before!!

It's A LOT of fun with a GREAT group of people.

And a big THANK YOU to everyone that comes out to watch our games, to cheer us on and to those who chase after our balls that ended up out of the pool. We appreciate you!!

Monday/Wednesday/Friday
11:00am – 12:30pm

Thursday Evening 6:00 - 7:30pm

COME JOIN THE FUN!!

Don't forget to wear a coverup to and from the pool!!



REMINDER: Residents are responsible for their guests that are enjoying the pool.

**THANK YOU FOR YOUR COOPERATION WHILE
USING OUR COMMUNITY POOL**

OCTOBER

SUNNYBROOK NEWSLETTER OCTOBER 2025

ON-GOING ACTIVITIES AS OF OCTOBER 2025

EVENTS

- 5 CROWNS:** Wednesdays at 1:00pm
Saturdays at 6:00pm
- BINGO:** Thursdays at 7:00pm
- DARTS:** Tuesdays at 2:00pm (Year-Round)
- EUCHRE:** Fridays at 1:00pm (*beginning 10/10*)
- EUCHRE TOURNAMENTS:** 3rd Tuesdays at
6:30pm (*beginning 10/21*)
- PICKLEBALL:** Saturday 9:00am
Wed-Sunday 6:00pm
- PUSH RUMMY:** Tuesdays at 6:00pm
- 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/HIIT EXERCISE (CLUBHOUSE):**
Monday-Wednesday and Friday 10:00am
(Year-Round)
- WATER AEROBICS:** Tuesdays 11:00am
- WATER VOLLEYBALL:** Monday-Wednesday
and Friday 11:00am – 12:30pm
Thursday Evening 6:00 – 7:30pm
- ZUMBA (CLUBHOUSE):** Tuesday and Thursday
10:00am

Pause



STILL ON PAUSE

It's that time of year again when many of the Snowbirds are still up north and many activities are still **"ON PAUSE"**

Here is a list of the activities that are on pause:

- 8 Ball
- Bocce
- Bowling
- Game Night
- Golf League
- Line Dancing
- Mahjong
- Scrabble
- Trivia

