



SUNRISE LAKES CONDOMINIUM APTS., INC 5

BOARD OF DIRECTORS CLOSE MEETING

Date: April 9, 2026

Time: 5:00 P.M..

Place: Club House

Minutes

1. Call to order Determination of quorum of Directors
Llamada al orden / Determinación del quorum de Directores

The meeting was called to order at 5:11 p.m.

2. A quorum of Directors was established.

NAME	POSITIONS	ATTENDENTS
Manuel Fonseca	President	In Person
Carmen Urgelles	Vice-President	Via Telephone
Gina Diaz	2 nd Vice President	Via Telephone
Fanny Mejia Restrepo	Treasurer	In Person
Mario Walteros	Alt. Treasurer	Absent
Marta Marques	Secretary	In Person
Mario Fresneda	Alt. Secretary	In Person
Alvaro Bosch	Director	In Person
Rosa Garcia	Director	In Person
Stella Jaramillo	Director	In Person
Rita Kobor	Director	In Person

3. APPROVAL OF MINUTES

Approval of 2026 Budget

Motion: Carmen Urgelles

Seconded: Manuel Fonseca

Result: All in favor, Motion passed

4. New Business & Financial Actions

A. Best Painting Approved for painting of the remaining Buildings as per following Votes:

a. In Favor: Manuel Fonseca

Martha Marques

Gina Diaz

Rosa Garcia

Stella Jaramillo

b. Against:

Carmen Urgelles

Alvaro Bosch

Fanny Mejia Restrepo

Rita Kobor

c. Abstention:

Mario Fresneda

5. Compliance Report of all Buildings:

a. 50 Years Certification on Pending Bldgs.

b. Paint, Concrete, Doors Repair/Replacement

c. Mailboxes, Fire Extinguishers Exp. dates,

d. Elevators' Issues

e. New Web Page coming up in May 2026

6. Monthly Maintenance Breakdown:

a. Itemize Spence Report

b. Pest Control (Roaches)

c. Extend GB Internet (Xfinity)

7. Adjournment:

The meeting was adjourned at 6:27 P.M.

Motion to adjourn the meeting.

Motion: Fanny Mejia Restrepo

Second: Carmen Urgelles

Minutes Submitted By: Martha Paques (Secretary/Acting Secretary)

Minute Approved on : 4/10/2026
Date