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## Re: Insurance renewal Board Meeting

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**Shawn Martin** <smartin@isccompany.net>

Wed, May 29, 2024 at 11:10 AM

To: "Jay Pietrafetta" <jayp@sunrisemgtfl.com>

Cc: <psabates48@gmail.com>, <ericcrichards@gmail.com>, <bjlapides@bellsouth.net>, <elizabeth.palen@hotmail.com>, <maudekbruce2@gmail.com>, <maritzawilhelm@yahoo.com>, <mcthom71@gmail.com>, <miriam71@comcast.net>, <HMedina@loomisco.com>

Jay, don't go there with me. I know from my own personal accounts that you are a untrustworthy liar and I have emails to back this statement up! I can't wait to get this in front of a judge albeit a civil or criminal matter.

**Shawn Martin, MBA**

Principal | Senior Product & Compliance Consultant

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On May 29 2024, at 11:08 am, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

Shawn, I'm really not gonna get into what you think. It's perfectly legal and the statute gives you these options so you do the right thing as a Board.

Your Engineer is hired to be an expert to over see contractors and they are there almost every day. My job is NOT a project manager; that's the Engineer.

Your opinion is your opinion, but it's mostly wrong and misguided. That's MY opinion.

Good Day,  
Jay

**JAY PIETRAFETTA**

*President*



Direct: 239-345-7730

Office: 954-695-9200

Email: [jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)

8181 W Broward Blvd Suite #380, Plantation, FL, 33324



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**From:** Shawn Martin <smartin@isccompany.net>  
**Sent:** Wednesday, May 29, 2024 11:01 AM  
**To:** Jay Pietrafetta <jayp@sunrisemgtfl.com>

**Cc:** Patty Sabates <psabates48@gmail.com>; Eric Richards <ericcrichards@gmail.com>; bjlapides@bellsouth.net <bjlapides@bellsouth.net>; Elizabeth P <Elizabeth.Palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Marjorie Thomas <mcthom71@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Hector Medina <HMedina@loomisco.com>  
**Subject:** Re: Insurance renewal Board Meeting

Yes, this is correct you can have closed or open Board meetings. But, it is signaling to the community that shady behavior may be at play here. This community at large already doesn't trust Sunrise Management or the majority of the Board. Also, we are aware that Austro may have had to make several repairs to the roofs and other items that didn't pass inspection. Again, this Board hides details of crappy work and Sunrise is NOT managing the activities of the contractors. All the management companies we have interviewed have this requisite experience with 40 year recertifications. And Sunrise isn't doing anything to monitor the construction workers who have allegedly had brawls in the parking lot. And the community is also aware of how many times Jay has lied to all of us. No one here trusts Sunrise Management at large! The only members that want to retain them are Eric and Blaire. Blaire may end up having criminal charges filed, if the unit owner she attacked in the April 23, 2024 meeting decides to press charges as we have that attack on video and a police report was filed. The detective I spoke to is also aware of this. She cannot have a heated argument and control her emotions...

**Shawn Martin, MBA**

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On May 29 2024, at 10:48 am, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

For tonight's meeting, there is time set aside to interview the CAM Manager. It's listed on the agenda.

The Board must post all meetings that they gather as a quorum and make it known to the members. The members can be present at ALL board meetings, but there are 2 types of meetings that the Board can elect to post but run as a "closed door" meeting. 1 is for legal with the attorney (since it constitutes attorney/ client privilege and owners are not to be present in person for that) and the other is Personnel.

Jay

**JAY PIETRAFETTA**

*President*



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**From:** Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>  
**Sent:** Wednesday, May 29, 2024 9:59 AM

**To:** Jay Pietrafetta <jayp@sunrisemgtfl.com>  
**Cc:** Patty Sabates <psabates48@gmail.com>; Eric Richards <ericcrichards@gmail.com>; bjlapides@bellsouth.net <bjlapides@bellsouth.net>; Elizabeth P <Elizabeth.Palen@hotmail.com>; Maude King-Bruce <maudekbruce2@gmail.com>; Maritza Wilhelm <maritzawilhelm@yahoo.com>; Marjorie Thomas <mcthom71@gmail.com>; Miriam Tirado <miriam71@comcast.net>; Hector Medina <HMedina@loomisco.com>  
**Subject:** Re: Insurance renewal Board Meeting

Nevermind. I see it on the agenda.

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On May 29 2024, at 9:49 am, Shawn Martin <smartin@isccompany.net> wrote:

Why do we need to meet behind "closed doors"? All the other CAM interviews were in front of the unit owners who are actually paying for these services?? So, is the CAM meeting scheduled for tonight?

**Shawn Martin, MBA**  
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On May 28 2024, at 9:06 am, Jay Pietrafetta <jayp@sunrisemgtfl.com> wrote:

UPDATE:

MEETING TO MEET CAM will be TOMORROW. I posted the notice on Friday.

Tonight will not be possible due to scheduling conflict, but after Insurance meeting, we can meet behind closed doors to interview.

Please see agenda attached; I will have the room set up tomorrow.

Thanks,  
 Jay

**JAY PIETRAFETTA**  
*President*



Direct: 239-345-7730  
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**From:** Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>  
**Sent:** Thursday, May 23, 2024 1:46 PM  
**To:** Eric Richards <[ericcrichards@gmail.com](mailto:ericcrichards@gmail.com)>; [bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net) <[bjlapides@bellsouth.net](mailto:bjlapides@bellsouth.net)>; Elizabeth P <[elizabeth.palen@hotmail.com](mailto:elizabeth.palen@hotmail.com)>; Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>; Maude King-Bruce <[maudekbruce2@gmail.com](mailto:maudekbruce2@gmail.com)>; Maritza Wilhelm <[maritzawilhelm@yahoo.com](mailto:maritzawilhelm@yahoo.com)>; Marjorie Thomas <[mcthom71@gmail.com](mailto:mcthom71@gmail.com)>; Miriam Tirado <[miriam71@comcast.net](mailto:miriam71@comcast.net)>; Shawn Martin <[smartin@isccompany.net](mailto:smartin@isccompany.net)>; Patty Sabates <[psabates48@gmail.com](mailto:psabates48@gmail.com)>; Hector Medina <[HMedina@loomisco.com](mailto:HMedina@loomisco.com)>; Jay Pietrafetta <[jayp@sunrisemgtfl.com](mailto:jayp@sunrisemgtfl.com)>  
**Subject:** Insurance renewal Board Meeting

All

Hector Medina from Loomis is available to present to the board and community next Wednesday May 29th at 7pm our insurance renewal information Please advise your availability so we have enough time post meeting

Also, we are confirmed for next Tuesday May 28th for 7pm for interview with a CAM and maintenance person from Sunrise Management

Jay please ensure you post next Tuesdays meeting and I will advise if we have enough board members available for Wednesday insurance meeting to post.

Thank you

Patty Sabates