

The SunSetter

Spring 2017



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Sunset Website

WWW.Sunset

Condominium.com

Annual Meeting

Feb. 21, 2018

Marilyn Henkel & Diane Linton

EDITORS

President's Report

Hello, my name is Todd Dawson. My wife, Jan and I bought unit #304 in 1999 and have enjoyed vacationing and more recently wintering in our Sunset home. I was asked to serve as the President by the Board upon Dave Vieceli's recent resignation. I and the Board would like to thank Dave for his years of service on the Board and for the work around Sunset that both Donna and Dave do for us. As incoming President I would also like to thank the rest of the 2016 Board members, Craig D'Angelo, Diane Linton, Marilyn Henkel, Gregg Parrish, and Wayne Porter for their dedication and efforts in making Sunset the best condominium on the Beach! I also extend my heartfelt thanks and the thanks of every owner and renter to our Manager Bob Collins! Bob works hard to make all our lives just a little easier when we are in our Sunset paradise and we all appreciate his efforts!

The Verizon cell tower project is underway and I need to make you aware of an inconvenience. Verizon will need to dig a trench through our parking lot starting on the north side adjacent to the garage and the dumpster room in order to bury the various cables and conduits necessary for the project. Originally they intended to horizontally drill the lines, however, they later determined that such is not possible and trenching was the only safe option. They have agreed to delay the trenching until mid to late April when traffic is lighter around the buildings so that we can reduce the inconvenience. The trenching, movement and replacement of our paving bricks will be completed by the same contractor that originally installed our pavers so we have every confidence that upon completion the parking lot will be back to normal. All the work is being paid for by Verizon as part of their agreement with us.

Treasurer's Report

Our Annual Meeting was held at Charley's Boathouse and Grill on Wednesday, February 15, 2017. Thanks to Tim Henkel delicious goodies and beverages were served.

Please peruse the meeting minutes sent out under separate cover, highlighting the 2016 financials and activities.

First-quarter maintenance payments were received promptly. Four owners paid \$6440, the full amount for the year. Advance payments are always welcome and gladly accepted.

Attention to the buildup of the Reserve Fund is being diligently pursued in anticipation of the Elevator Project in 2018.

Marilyn Henkel

Board of Administration

President	Todd Dawson
Vice President	Wayne Porter
Secretary	Diane Linton
Treasurer	Marilyn Henkel
Board Member	Craig D'Angelo
Recording Secretary	Wayne Porter
Maintenance Manager	Bob Collins

SOCIAL COMMITTEE

We completed another great bocce ball season with eight teams playing a five week schedule. Good fun was had by all.

Congratulations to the winning team of Jack McGuirk, Todd Dawson, Carol Cassie and Ellen Schimmel.

Our condo parties have been well attended with great food and conversation shared by all.

Slam the Trunk Party April 11
Jack McGuirk

Secretary's Report

A SPECIAL WELCOME: to Todd Dawson Sunset's new President and Wayne Porter, Sunset's new Vice-President. A special thank you to Gregg Parrish for his service this past year to our Board. Sunset is very fortunate to have committed Board Members serving our constituents.

CPR/AED: A special thank you to Dave and Donna Vieceli for organizing CPR/AED classes. The Fort Myers Beach Fire Department came out on two separate occasions and taught life-saving CPR as well as how to use the AED machine. These classes were truly helpful and informative. People said they felt less intimidated after attending this one hour session. Although you were not certified at the end of the class, people who attended felt far more capable and confident.

WEB: Wayne Porter, Sunset's web guru, has added items on our web page so that various documents needed by owners and potential new owners can be easily accessed by just clicking on the item and printing the document. These items include Application for Membership, Renovation form, Frequently asked Questions, Pet Rules as well as necessary forms for registering your pet and other helpful information. Also posted monthly are Sunset's Agenda and Sunset's Minutes. We are very fortunate that Wayne is so gifted in developing this option for our website.

VAC: Kye Hoffman, Unit 602 has agreed to head Violations Appeal Committee as Todd Dawson's appointment as President requires he step down. Alf Kielhorn, Unit 203 has agreed to serve as well, replacing Mary Payette on this committee. Peter Graff will continue on as a member of VAC.

CONDO FOR SALE

Unit # 203

Please contact canfain@hotmail.com

Manager's Report

Well the season is about to close again this year and we had a picture perfect weather pattern throughout. No major problems so far this year and hopefully we will finish up the same way.

When closing your unit for the season please note that Comcast has told me that when closing for the summer please make owners aware that unplugging the Comcast box IS NOT recommended. If you unplug your TVs do not unplug the Comcast box. Leave it powered on. This will keep you from having issues with it when you return.

Also Please make sure the freezer and refrigerator are empty of all foods. Cans and bottles are not a problem but do not leave perishables in the unit .

Please remember to change your AC filter and make sure you have a automatic shut off on your unit to prevent drain backups and water damage to your own unit and your neighbors.

Please remember to remind renters that we will have some construction going on in the lot during the month of April with the Verizon project but we will still be able to accommodate them well with parking and hopefully not disrupt their stay here.

Remember to check AC unit when closing this year for the automatic shut off for your own protection. And all water lines are supposed to be Stainless Braided type. Please check your unit shut offs also to make sure they are in good order. Thank you all and hope to see you soon.

Bob Collins

RENTAL RULES — ALL MUST REGISTER

- ◆ Maximum number of occupants is 6, including children, for entire rental stay. Owner will be assessed \$25 for each person over 6 for each day.
- ◆ Minimum rental is **TWO** weeks. Owner will be assessed \$100 per day short of 14.
- ◆ Guest is not a renter. (Para 4.19) NO rental fee should be collected.

Sunset's Owner's Pet Rental Policy

At least 2 weeks prior to occupancy of renter with pet

- 1 - Owner must fill out Registration
- 2 - Owner must review with pet- renter the responsibilities of pet renting
- 3 - Paper work must be submitted to Sunset's security manager Bob Collins at least 1 week prior to occupancy Failure to follow procedures could result in a fine
- 4 - All forms are on website.

New information has been received that ALL pets need to be vaccinated with evidence as well as ANY pet in residence for more than 30 days (not contiguous) must be registered in the State of Florida.

Sunset Board of Directors strongly recommends owners not allow pet rental

Secretary's Report (cont.)

CONDO DOCS: 3 of the 4 current condo docs from our Blue Book are up on the website with the 4th up shortly. Todd Dawson has gone through these documents and amendments, cleaned them up, and put them in PDF format. This will enable owners to download and print at their discretion. This saved us considerable money for when we have our attorney review the updates for insurance and Florida law requirements. Updating condo docs was approved in our Board Meeting. Thank you again, Todd, for the hours that you put into this as well as saving Sunset money so our attorney did not need to do all this pre-work

DIRECTORY: We have updated and printed Sunset's latest directory to be mailed out. It contains the most up-to-date information that we have. Of course, if there are any additions or corrections that you would like to have please notify Sunset Secretary.

SEATING: Question was raised about some kind of seating in the elevator area. The Fire Marshall has restricted where seating is allowed in this area and has discouraged the use of any seating because of smoking, and emergency apparatus. NO chairs and benches are allowed in front of the elevator in particular. The Elevator Committee and Board have recommended nothing be added at this point.

ST. PATRICK'S DAY party continues to be our largest attended Sunset party...everyone is Irish that day! It was attended by over 52 people despite the windy, cool weather. Special thanks to Pat and Jack McGuirk and Nancy and Peter Graff for making the corned beef, hotdogs, decorating and organizing such a fun party. Thank you to Sunset owners and guest who attended and supplied additional food as well.

Diane Linton

President's Report (cont.)

A Pet Etiquette Committee has been approved by the Board. The Pet Etiquette Committee's mission "is to provide a forum for pet and non-pet owners of Sunset to establish additional etiquette guidelines to provide greater breadth to the existing rules regarding pets and promote a foundation of understanding and tolerance among Sunset residents." I am chairing this committee and we will be submitting guidelines to the Board for eventual publication so that pet owners and non-pet owners alike can gain a deeper understanding respect and tolerance for one another. Sunset has been a wonderful place to visit and live for nearly 40 years and I see no reason why it can't continue to do so for another 40.

A committee has recently been formed to start the process of replacing our elevators. The committee is being chaired by Lloyd Shroyer (#802) and I thank Lloyd for his work now and in the future. The process requires specifications be developed, contractors located, bids reviewed and a contract put in place. We are engaging an engineering consultant very familiar with the elevator industry to ensure that our needs are met and the product we install will be safe and reliable. We are in the very early stages of the project so I can't provide costs. It is likely that we may need to have an assessment.

At a recent meeting of beach condominium Board members we heard a reminder to pass along. When you leave and close up your units for any extended period of time please take a little extra time to check the drain tube on your air conditioner, ensure your main water is shut off, the electricity to the water heater is shut off, and that the temperature of your unit is adjusted appropriately. We have had several incidents lately that may have been prevented by a little checking and preventive maintenance of the above items by the owners before leaving. The summer is hot here and air conditions work extra hard, so let's make sure our drain lines are free and clear of debris so the condensation can be directed safely down the drain.

Another successful season is coming to a close and I hope to see everyone again next year when the snow begins to fly up North. Here's hoping for safe and healthy travels for everyone heading home.

Lastly, I would like to thank the Board for the vote of confidence in appointing me President. Sunset has had a history of excellent leadership and I hope I can learn from the good things they have done to continue to make this a place we all enjoy. You can help. We must all remember that we are 66 owners living in an association and not 66 individual houses. As such we can't always have our own way as we would in our own individual house. So let me encourage us all to exhibit a greater degree of tolerance and understanding for each other and know that there may be more than one valid view of any situation and perhaps refrain from some of the loose talk that is all too often not productive or positive. Sunset was built in a paradise and is blessed with beautiful beaches and wonderful weather. Let's focus on the good things we see and not the negative things we hear.

Todd Dawson