

The SunSetter

Summer 2017



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Sunset Website
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Annual Meeting
Feb. 21, 2018

Marilyn Henkel & Diane Linton
EDITORS

President's Report

Hello again and I hope you all are enjoying your summer, wherever you are! Summer at Sunset is a quiet yet busy time, if that makes sense. Quiet in the sense that most of the units are un-occupied, but busy in the sense that with the reduced numbers we can get projects accomplished. A great way to keep up on items of interest is to go to the Sunset web page at <http://www.sunset-condominium.com>. Wayne Porter does a great job of keeping the website updated and the Board is using a new method to approve minutes so that they can be more timely posted for you to read. Thanks Wayne!

Let me take the time to give you a personal update on a few items of interest.

The Verizon cell tower project is about 85% complete and they are only waiting on a few pieces of equipment before the project is complete. The good news is that all major construction or digging is complete and the parking lot survived. We did have an issue with oil leaks from the crane used, but thanks to fast work by Dave and Donna Vicceli and Bob, the damage was contained. Subsequently the contractor paid for the damaged pavers to be replaced and it looks great. As always a big thanks to Bob Collins for all his work around Sunset!

Speaking of pavers, we are in the final stages of cleaning and resealing the pavers but mother nature has delayed us a bit. The pavers need to be dry for a period of time before sealing and our little chunk of heaven keeps getting rained on! I am sure it will dry out soon and they can finish protecting the pavers with the sealer. Fingers Crossed!

The Elevator Committee has been busy and should be receiving the final specifications for the needed modernization of our elevators. When we receive

Treasurer's Report

Monthly financials are posted on the Sunset website with the board meeting minutes. You may peruse at your leisure.

All insurance premiums for 2017-2018 have been paid. Total amount paid is \$110,000. Due dates of policies are between April and July.

Verizon antenna monthly rental payment of \$2333.33 commenced on February 1, 2017. Annual gross income is \$28,000 which after taxes is deposited in the Replacement Fund.

Build-up of the Replacement Fund is diligently pursued in anticipation of Elevator Project 2018.

Once again, prompt payment of maintenance fee is appreciated.

Marilyn Henkel



Secretary's Report

GROUNDS: Our grounds continue to look better and better! A different irrigation system is being looked into at the Manager's residence surrounding the air conditioner. The current one was ruining the air conditioner so an alternative remedy is being looked into by Dave and Donna Vicceli.

BENCHES: Two new matching precast benches have arrived and have been added to the shuffleboard area to accommodate playing guests

FORMS: Wayne Porter has incorporated some of the most often used forms on Sunset's website for owners use. When the time comes and you're anticipating doing work on your unit please make sure that you fill out these forms and receive required Board Approval. Your contractor will also need to sign these and it will include Sunsets rules and guidelines. We recently had a situation arise where a contractor did some damage which resulted in a whole stack of screens needing to be replaced. Please remember ultimately this is your responsibility and you will be required to follow up with your contractor if as a result of their work there is damage to other units.

Diane Linton

CONDO FOR SALE

Unit # 203

Please contact canfain@hotmail.com

Hurricane Season is here

June 1 to November 30

Be sure your unit is prepared

Manager's Report

Hello everyone the summer is going well so far and we are in the middle of three rather large projects.

One of them being the resealing of the lot and the replacement of stained paver blocks cause by mostly the trash people. That project has hit somewhat of a dead end temporarily due to the heavy rains. They cannot be sealed unless they have dried in the sun for 48 hours.

One of the other projects is the Verizon Cell tower and that has also hit a small delay due to the shipment of the wrong Stealth Covers that hide the antennas from view. This is being rectified as I write this column. That project has gone pretty much flawlessly until the present time.

We also have purchased and installed new lot lights and a new beach front light on top the building and those will illuminate those perspective areas during season when the turtles are not nesting. They are LED and they look absolutely great and should be a great addition to our building and grounds.

The outside baths have been redone with new sinks and faucets and repainted a light Beige.

We have purchased new BBQ grills and will be installing them soon.

Very Wet and Very Hot hope to see you all 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

To all owners Sunset, Just to bring all up to date on the status of the modernization of our elevators here at Sunset. The board has hired Bob Offerman of R.A.O. elevator inspections Inc. to help us with the complete modernization of our elevators. This includes replacing all equipment needed and bringing up to date as required by Florida Codes and includes using non-proprietary equipment that enables any company to be able to partner with us moving forward.

This project will also include new and up to date interior decorating of our elevator cabs which will be done by Michelle Marker of Marker Solutions, a well known decorator and past owner here at Sunset.

At this time we have met with Bob and have reviewed and gone over the preliminary specs and are currently waiting on completion of the final specs to review before going out for bid. We are currently looking at sending out to 4 companies for bid on this project and are anticipating doing that in the next month or so.

It is our goal to have this project ready to go and install for the summer of 2018. As you all are aware our elevators have given us much grief and parts are not available anymore to maintain the way they should be.

**Lloyd Shroyer
#802**

President's Report (cont.)

the final specs we will go out to 4 companies to receive bids to update our elevators. We will be replacing all of the major components of the elevators and doing a refresh on the cab interiors as well.

The hope and goal of the Elevator Committee is to have the work performed during the summer of 2018. I want to thank Lloyd Shroyer and Steve Walz specifically for their work on the committee as well as all the other committee members. They have had to come up to speed on elevator technology quickly in order to provide Sunset with the best and most reasonable solution.

We discovered during the review of our elevators that it in the interest of safety to residents and to ensure the elevators would work during a power outage that we should replace our generator. We are in the process of receiving bids for that as well.

While will continue to reserve as much money as possible (thanks to Marilyn Henkel) to help defray the cost to owners we will undoubtedly need to have an assessment to help cover the costs of the elevator and generator projects. As we do not have either costs or timing estimates the Board is not in the position to determine the size of the assessment needed. As soon as we have all the information we will put together the information needed and communicate it to you so that you can plan accordingly.

Lastly, I want to extend my thanks to the owners of Sunset. We have seen an increase in the amount of volunteer involvement on projects which benefits us all. It is easier to sit back and watch others do the work, but how much more fulfilling is it if we all take just a little more ownership to help our community by providing a positive influence. Running Sunset and keeping it as the showplace on Fort Myers Beach (in my humble opinion) is a large task and the more people take an active role the better we all will be. If you have been wanting to get involved but just don't know how, or if you see a project you could do please let one of the Board members know and we will get you involved.

Please enjoy the rest of the summer and stay safe, sound and healthy! I look forward to seeing everyone next season and if you have any questions or comments, please feel free to drop me an email or give me a call.

Todd Dawson