

# The SunSetter

## Fall 2017



### Board of Administration

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**Maintenance Mgr.**

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**Sunset Website**

**WWW.Sunset**

**Condominium.com**

**Annual Meeting**

**Feb. 21, 2018**

**Marilyn Henkel & Diane Linton**

**EDITORS**

### President's Report

Hello again! **WE SURVIVED!** Irma devastated parts of Florida as you well know but Sunset survived nicely. We were able to keep the owners informed through email but I happen to know that we have long time renters that check our web site and read our newsletters for information. So, for my Canadian friends and other friends reading this newsletter I am happy to report that Sunset and our beach survived quite well!

Since Irma hit in early September we have accomplished: a review of every unit looking for damage or wet drywall; utilizing a water restoration team we removed all of the wet drywall and used fans and dehumidifiers to dry out the units; we engaged a contractor to replace the affected drywall and leave the area ready for painting or finishing by the owner; our landscaping was cleaned up except the remains of the tree trunk near our opening (which will be removed soon); walkway pavers have been reset where needed; the pool fence is completed and the pool area thoroughly cleaned. Bob, our contractors, and the Board accomplished quite a bit of work in a short time to get our Sunset home ready for business. Three things helped us a great deal to get where we are today. First and foremost was having Bob on-site and I cannot thank him enough on all our behalf for his hard work and attention to details! Second is that we had power within 24 hours which allowed all of the contractors to do their work. Third and last I want to thank the Board for their dedication and countless emails and phone calls. We needed to make decisions quickly and their cooperation and availability helped us speed repairs to get the building back in good shape as quickly as we did.

Obviously, our time has been consumed as of late with pre and post-Irma but there are a few "non-Irma" related items to make sure you are up to date.

### Treasurer's Report

Fourth quarter maintenance payments have been received to close out the year --2017. Thank you for your prompt payments.

Irma's path of destruction impacted Sunset's property, physically and financially. Fortunately, the scope of damage was not as great as other beach properties experienced.

Expenditures are being tracked and paid. As soon as all costs have been determined, the Board will decide the amount of assessment to each owner.

To view current monthly financials, visit Sunset's web site and select "board meeting minutes".

Budget for 2018 is being compiled and will be sent to owners the beginning of November for perusal.

Considering all the foregoing expenditures, the Board will continue to diligently pursue the build-up of the Reserve Fund for the Elevator project 2018.

P.S. I would be remiss if I failed to acknowledge and commend the outstanding untiring work of Bob Collins. Not to mention the author, Todd Dawson, for his numerous timely communiques keeping all of us informed. Thank you both.

Marilyn Henkel

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### CONDO'S FOR SALE

Unit # 203

Please contact [Canfain@hotmail.com](mailto:Canfain@hotmail.com)

Unit #804

Please call 330-524-2419

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### Secretary's Report

**SUNSET BOARD** has been diligently working on changes that our attorney has suggested for updating our condo documents. These documents will be presented for approval at our Annual Meeting in February. You will be receiving information on this in the near future

**OUR EMAIL** list has definitely proven invaluable as we were able to communicate quickly with all the updates on Hurricane Irma. Many of you have already sent me updated information. I will be sending out an email copy of our latest directory for your review. Please be sure that we have up-to-date addresses and telephone numbers as we will be using this information for our mailing for the upcoming Annual Meeting

**UNIT OWNER FORM** Wayne Porter has incorporated some of the most often used forms on Sunset's website for owners use. With our Annual Meeting coming up, please be sure that you have updated your Unit Owner Form to reflect changes such as how title is held, such as a trust, etc.

Diane Linton

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### Schedule of Sunset Parties

Jack and Pat McGuirk have consented to organize our Sunset parties again this year.

|                    |                                 |
|--------------------|---------------------------------|
| Welcome Back Party | mid January                     |
| Valentines Party   | mid February                    |
| St. Patties Party  | few days before St. Patties day |
| Goodbye Party      | mid April                       |

**Jack and Pat McGuirk**

## Manager's Report

Well I hope this is the last one we see this year or for the next 20 years. I'm sure you all feel the same. We have had multiple units with water intrusion during IRMA and I know it's hard to guess on what direction a storm will come at us but I believe that 75 percent of our water damage could have been prevented with better weather striping on the storms and entry doors. Let's all think about this as the next season approaches us and if you need a contractor or a handy man to do yours let me know and I will try to get someone to help you out. The rain came so hard and fast out of the east it hit the doors with such force that the building actually was moving back and forth. Very scary. So maybe no amount of weather-strip would have held up well, but I think it's worth a try to implement this on all doors.

Please remember when you return to Sunset that your food that has been left in your ice box should not be eaten it must be thrown out. We were without power for more than two days so don't trust anything. Also, your cable boxes especially the Cisco box on your main TV may have to have another signal sent to it so bring along your Account info. We have already had owners that had to exchange their box because it could not be restarted.

The grounds suffered damage also with the wind and if one of the board members have not told you before this we lost one of our big Fichus Trees out on Estero close to the Carousel. It is in the process of being chopped up and disposed of right now. The pool fence took somewhat of a beating and we lost the glass portion of the west wall. This is being replaced as quickly as the materials can get here. The Heater fence on the east side of the pool was a total loss also and the Heaters themselves lost all four sides to the cabinets they set in. I was able to find all of these pieces and they are back together again.

We have started the heaters and everything seems to be running ok. The well and heaters both are functioning up to par. We have ordered new fence for the heater area and it will be installed as soon as it arrives. The pool itself is finally cleaned and we have guest swimming in it.

The Tikis roofs have lost Thatching and we have a contract with Monster Tiki Inc, to replace them on the 7th of October for us. The huts themselves and the tables, benches all held up well just the tops have to be repaired. The walkways coming in off the beach were washed out and those also had to be rebuilt, and have been by our Paver people.

The units that were affected by the water are being repaired now and all units have had wet drywall removed and dried out and treated. All have been drywalled to this point, and Plastering is proceeding every day.

The West Elevator cab has been down since the day of the storm but is under repair now and should be back up and running by Thursday the 5th of October barring any unforeseen problems.

The roof has held well through the storm at first glance and I have Crowther coming out to do a thorough inspection as soon as they can get here. The stair well doors are fine and the building itself held up very well with just 7 hose cabinet glasses breaking and 2 fire extinguisher cases breaking. We lost one hose cabinet door itself on a higher floor but I did find the pieces so maybe we can get that back together.

Don't forget if your unit had water intrusion you will be responsible for the primer and painting of all walls effected. If you need a painter to take care of your Unit the company doing the plaster board repair has told me they would give estimates on Primer and paint.

## Manager's (cont.)

The new lights on the roof lost the new side turtle shields but we have located all of them and hopefully we can repair them with a little work. Those lights still are not operable at this time but how serious of a problem that is I'm not sure at the moment.

Bob Collins

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## President's Report (cont.)

The Elevator Committee finalized the specifications for our two new elevators and sent the specifications out for bid with an original due date of September 30th. Due to Irma several of the elevator companies asked for more time which we granted. The bids are coming in as I write for evaluation. Once the Elevator Committee and the Board has had time to review the bids select a "winner" we will need to put the project out to the owners for a vote in light of the size and projected costs of the project. At this point we still intend to have the elevator project to start in 2018 at the end of the season.

Road construction on Fort Myers Beach continues to progress slowly but surely. Currently they are working on the section from the fire station south to the catholic church.

The Annual Meeting is planned again for the third Wednesday in February and will be at the Charles Boat house again. Materials for that meeting will be coming to you soon. I want to encourage you the owners to attend as it is our one chance to meet and discuss as a group.

Lastly, I would like to thank all the owners for their patience and understanding. We tried to communicate as often as we could and to give you the information that we as owners would want to know. I sincerely appreciate everyone that avoided the temptations of calling Bob to allow him to focus on his tasks. As always, if you have questions or concerns feel free to email me directly at [todd.dawson@icloud.com](mailto:todd.dawson@icloud.com) and I will do my best to get back with you in a timely manner.

Todd Dawson

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## Landscaping Report

Greetings fellow Sunset Owners. I am pleased to report that upon our return to Sunset following hurricane Irma, the damages to our landscape are somewhat less than we were prepared to find. All parts of Estero Island have suffered hurricane losses resulting in piles upon piles of landscape debris stacked up along the roadside still waiting to be picked up by the County weeks after the storm. It should be noted that Sunset has lost one of our large Ficus trees along Estero Blvd, a Coconut palm by the pool, and other smaller plantings throughout the grounds. Many of our other palms and plantings have been severely wind tattered and stressed but the good news is that when we talked with our landscape maintenance contractor, he feels most, if not all, will survive. Thankfully our contractor responded quickly after the storm and performed basic cleanup activities. He also began cutting up the fallen Coconut palm and Ficus tree leaving only the large stump to be removed. This will be done once he gets a chance to bring a piece of heavy equipment needed to finish the job. It will take some time for the palms and plantings to bounce back to their pre-hurricane magnificence, but hopefully it will not take too long. There are a few bright spots around Sunset's property with plantings that did not suffer as much as others the ravages of the storm, the Ixoras planted last year alongside Bob's unit have taken hold and are currently in full bloom. With a little elbow grease this Committee will begin the process of bringing back our grounds to pre-storm grandeur. So, even though Sunset has experienced damage to our landscape and grounds, the damages could have been much worse. We are very thankful that for the marginal amount damages we did sustain to our landscape and more importantly that no one was hurt.

Donna Vieceli