

# The SunSetter

## Winter 2017



### Board of Administration

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President

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**Wayne Porter**  
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**Sunset Website**  
[WWW.SunsetCondominium.com](http://WWW.SunsetCondominium.com)

**Annual Meeting**  
**Feb. 21, 2018**

**Marilyn Henkel & Diane Linton**  
**EDITORS**

### President's Report

It has been a busy fall and winter so far with more work to come!

We have communicated several times about elevators and assessments and if you have any questions about that project please contact a Board member and we will get your question answered. One thing I want to emphasize and will re-emphasize is timing and inconvenience. The Elevator Modernization project will run from May to October and we will only have one elevator working for much of that time. Please be aware, make your renters/guests/rental agencies aware of our project. Everyone should be well advised that during the project elevator response time will be affected since only one will be working.

I want to publically thank again the Elevator Committee for their work. They spent countless hours going over specifications, asking questions and working with our consultant to develop a comparison of all the bids to help the Board make its final decision. I know we will all be happy when the project is done but no one will be happier than the committee of Lloyd Shroyer, Steve Walz and Bob Collins!

As no good deed goes unpunished those three gentlemen (Lloyd, Steve and Bob) are taking on the task of meeting with vendors, reviewing bids and options for the updating or replacement of our generator. Why? Basically, the mechanics of our generator are getting old needing updating or replacement so that it will work in an emergency. In addition, the new elevator controls need to communicate with the generator system so that the elevators work in an emergency. The current generator controls are too old to communicate properly with the elevators. The good news is that money has already been budgeted by the Board for the generator costs so we shouldn't have to come back to the owners again. Thanks Marilyn Henkel and the previous Boards for setting us

### Treasurer's Report

Happy New Year to All  
Maintenance fees remain \$1610 per quarter. If you would like to pay in advance, 2 quarters is \$3220, 3 quarters is \$4830, or 4 quarters is \$6440. Sunset's coffers love advance payments.

2017 was a planning year for Sunset. 2018 is the implementation year, replace two elevators and a generator. Expensive equipment!! As explained in elevator assessment letter, \$3000 is to be paid in full May 1st or 2 installments \$1500 May 1st and \$1500 July 1st. It is most important that timely payments are received as large disbursements must be released on schedule as contract dictates. By November 1st, all equipment should be installed. A busy busy expensive year but totally necessary. The elevator project is the last of the big ticket items for Sunset for the foreseeable future. Paver installation 2009, Pool renovation 2010, and Building rehab 2015. We should take pride that all of these major projects were completed. Keeping our building and property in tip top shape increases our property values. Sunset is a Premier Property on the beach.

Marilyn Henkel

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### CONDOS FOR SALE

Unit # 203

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

Unit #804

Please call Marilyn Henkel

330-524-2419

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### ELEVATOR PROJECT

The Elevator modernization project will begin May 1, 2018 and continue on to October 31, 2018. Please be sure to tell your renters, rental agencies, and guests about this event as it will definitely impact Sunset and its guests.

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### Secretary's Report

**THANK YOU:** A special thank you to all who assisted in decorating Sunset for Christmas. Although not an owner, Gloria Bunner, Michelle Fancher's mother assisted us again with making bows for Sunset, We are fortunate to have Dave Vieceli's electrical background as he and Dave Linton added more electrical for our spot lights once again saving Sunset money, Donna Vieceli, Alf Kielhorn, Pat and Jack McGuirk and Rick Montgomery also extended their talents in getting our decorations up before Thanksgiving. Several owners met at the Tikis the Tuesday before Thanksgiving to see the official lighting.

**UNIT OWNER FORMS:** Please be sure that you have updated your Unit Owner Form for Sunset to reflect any changes in your deed, address, telephone/cell number and email. If you need this form or other forms they can be found on the Sunset web site. [www.sunset-condominium.com](http://www.sunset-condominium.com). Keeping information up to date is integral to the smooth operation of Sunset. Thank you in advance for your cooperation.

**LOBBY AND ELEVATOR CABS:** We had a preliminary meeting with Michele Marker who is an Interior Decorator. Michele will be assisting us in selecting options for doing over the lobby as well as coordinating the cabs of the elevator to allow for continuity. It will be very exciting to see the finished product.

**ANNUAL MEETING:** The second mailing for the Annual Meeting will be going out January 13, 2018. The three Board seats up for election this year are currently held by Todd Dawson, Diane Linton, and Craig D'Angelo. If you have an interest in serving on our Board, you should fill out the Candidate Form that was sent to you in the first mailing and send it so we receive it before January 12, 2018. You will be voting for 3 people on your ballot.

Diane Linton

**We would like to wish everyone a very**

**HAPPY & HEALTHY**

**NEW YEAR**

## Manager's Report

We are getting to the end of repairs with the storm and just in time with season coming fast.

The trees on the property are growing back in and Dave V. went around with the lift bucket that I had used on the Project Beach side and trimmed all the dead fronds.

The Project on the Beach side consisted of removing and replacing a broken window sill in unit 300 that was allowing water to get in to the unit and damage the drywall and base.

While we had the lift I was able to purchase shutter stops and we cut off all old stops that had been deteriorating at a very rapid pace and replace them all up to the seventh floor. I will be able to finish all of the upper floors first ten days in January with a taller lift. All of the shutter bars and windows and sills were also checked and bad ones replaced during this procedure. We will also be fixing one more shutter that will not come down on the seventh floor with this taller lift.

If anyone has a problem with their shutters please get in touch with the board and let them know so we can take a look from the outside when we get the taller lift.

The beds and gardens have been mulched and look very nice thanks to Dave and Donna V. and the help of other owners who have pitched in while here on the property. I have received help from quite a few owners with the repairs after the storm and I want to thank them very much.

We still have repairs to be done and I am trying to tackle them one by one with the time I have to do so. None of the repairs still needing attention are not very visible so they will not impact the rental season and hopefully I can catch up by Mid-January.

The Verizon project is very close to the end and with that I want to alert all owners that the front door code will be changed on Christmas day so if you might be using the code that the manager uses instead of your personnel code please be aware of this change.

We are still having many issues with the garbage trucks staining the pavers near the main entrance and we do have another claim against them for repairs again. This is a problem we have not been able to come up with a solution for yet but the Board is very aware of it and working on it everyday.

Again, I want to thank all of you who have lent a hand after the storm and let you know how much it helps me out even things as little as cleaning around your unit doors and lights. We are going to try to get all floors cleaned again before Mid-January so thank you all.

**Bob Collins**

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### Schedule of Sunset Parties

Jack & 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**

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### Landscape Report (cont.)

Prior to Thanksgiving several Elves helped in putting up Christmas decorations around Sunset. Special thanks go out to Chief Elves Diane and Dave Linton along with their Pixies Alf Kielhorn, Rick Montgomery #702, Pat and Jack McGuirk #603, along with Donna and Dave Vieceli for their help.

The Committee would like to wish everyone a Merry Christmas along with a healthy and happy New Year. See you soon!

**Donna Vieceli**

## President's Report (cont.)

up in such good shape.

This is a busy time of year for the Board as we are preparing for the annual meeting (Feb 21, 2018) which includes the election of new Board members. You should have all received information on running for the Board. The Board is an extension of the owners and if you want to be a part of the inner workings of Sunset, I encourage you to run. Thanks to Diane Linton for getting all of the mailings out! There has been a rumor that we will be "approving" new documents at the annual meeting. Let me clear that up. We are NOT approving the new documents, however, we will have a presentation from our attorney on the changes being proposed to allow people to ask questions. Sometime thereafter we will circulate the documents for approval.

We have received more information on the road construction on Estero. Unfortunately, when the construction comes our way it will affect our look near the road. Dave and Donna Vieceli are on top of that project and will be making suggestions on re-landscaping the area.

If you have been around Sunset you have, no doubt, noticed the ugly stains on the pavers made by the trash and recycling pickups. We have notified the County and the companies of the problem and they are sending an adjuster out. The Board and the Landscaping Committee are exploring more permanent solutions to the problem and looking at ways to relocate the dumpster pickup area to keep the trucks closer the road and off our pavers.

As the year draws to a close and a new one starting, I want to take the opportunity to thank Bob Collins for all his hard work, passion, and attention to Sunset! Working with Bob during Irma I saw how much he really cares about the people and our property and will work endless hours when needed to ensure we are safe and in the best condition possible. On behalf of all the Board and Owners, THANK YOU Bob!

Lastly, I hope everyone visits our website ([www.sunset-condominium.com](http://www.sunset-condominium.com)) frequently. Through the good work of Wayne Porter, you will be able to read and keep up to date with Board meetings through his prompt and accurate posting of the minutes. Thanks Wayne!

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

Sunset's grounds are back to their pre- Irma condition. The Ficus tree stump has been removed by our contractor. After the stump was removed Dave and Donna Vieceli cleaned up and restored the area with dirt and placing 200 pieces of sod. In addition numerous palm trees were cleaned up by cutting and removing the torn and battered fronds which produced a truck load of waste. We were able to complete this ourselves because Bob Collins had rented a lift to do various repairs on the building and when the lift was not in use Dave Vieceli was able to trim and clean up the palm trees. This helped to save Sunset's Owners considerable money by not requiring our landscape contractor do this work. After the cleanup and trimming work was complete it now appears as if all of the remaining palms will survive.

Mulch has been spread out and applied around the grounds which help to enhance and make the grounds look attractive. Thanks to our volunteers Alf Kielhorn unit #203, Dave Linton unit #1004, Rosalie Pauck unit #1103, Dave and Donna Vieceli unit 405 for their help in spreading out the over 400 bags of mulch.

We had been notified by Cella Molnar and Associates, the County's information representative involved with the Estero Blvd. reconstruction project, that the County will be coming down the Boulevard removing pavers, signs, lights, and landscaping in the County's right of way. We were initially told that this work would take place soon so expect it and other work to be ongoing during the season, but a recent conversation with their representative leads us to believe that it may not take place until after season. They explained to us the County wants more of the current areas under construction to be completed before they begin another segment. The County representative would not give us a completion date but we suggest that everyone plan for the work in front of Sunset to take 2 years to complete after work begins in front of Sunset.

**(Landscape Report cont.)**