

The SunSetter Fall 2018

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Sunset Website
WWW.Sunset-Condominium.com

Annual Meeting
Feb. 20, 2019



President's Report

To say that it has been a busy summer at Sunset is an understatement for sure! Let me hit a few of the highlights.

- In May Owners voted and approved new governing documents for Sunset. Thanks Lloyd for putting the packages together and getting them mailed out on time and thanks Wayne for putting the approved Condo documents on our website.
- Elevator modernization is in full swing! Our contractor has one elevator installed and working and is diligently working on the second elevator toward the October completion date.
- Our old generator was removed and replaced with a larger more modern generator.
- The lobby is undergoing remodeling thanks to the wonderful plans set out by the Architectural Committee headed by Diane Linton.
- Our Fire Panel in the lobby was outdated and needed replacement.
- We are seeking approval (fingers crossed) from the Town of FMB to create a second entrance on our southern border to allow garbage trucks to pull off and pick up our garbage without coming onto the property. Thanks Dave Vieceli for working with NativeTec design to try and make that happen.
- T-Mobile agreed to pay Sunset \$36,000 toward our new generator and will be paying the maintenance and a portion of the fuel costs going forward. In exchange for which Sunset is allowing T-Mobile to connect their equipment to our generator. Contract details are being worked out for that arrangement.

(continued on page 2)

Treasurer's Report

The dog days of Summer are upon us. As one of the few full-time residents of Sunset, I can confirm that it is hot here this time of year. However, when checking my local weather app, it frequently appears cooler on Fort Myers Beach than at our previous residence in central Illinois – plus we normally have a nice breeze here on the beach!

In an effort to streamline the bill paying process, we have set up several of our reoccurring bills on automatic payments.

We have two budgeted accounts – the Operating Fund and the Replacement Fund. Operating Fund expenses are running \$5124 below budget through the end of July. Building Maintenance, Elevator, Insurance, and Maintenance Wages are below budget with Legal Fees, Pool Maintenance, Security & Fire and Yard Maintenance above budget. Also, our Insurance coverage was renewed at lower than anticipated increase which is a major contributor to help us stay below budget.

Replacement Fund Expenses are \$155,005 under budget through July 31, 2018. This is simply due to the timing of the various payments for the new elevators and generator & transfer switch. Once these capital items are fully paid, this budget surplus will vanish.

With the completion of the much needed elevators and generator we will focus on rebuilding our Replacement Fund back up to more comfortable levels throughout 2018-2019

Steve Walz

CONDOS for SALE

- Unit 203 Please contact Canfain@hotmail.com
- Unit 904 Please contact michael@michaelclawsonre.com

Secretary's Report

The Condo documents (Articles of Incorporation, By-Laws, Declaration, and Rules) approved in May are on our website and can be pulled down and printed.

The Board is working on revising the various forms and other information on our website to conform with the approved language our Condo documents.

We want to welcome the new owners of Marilyn Henkel's unit 804. We will miss Marilyn but we are excited and happy to welcome Gerald and Marcia Bailey and Richard and Angelia Kelley from Tennessee as co-owners of 804!

My thanks to Wayne Porter for continuing to act as the recording secretary and ensuring that the approved minutes and other documents are uploaded to the Sunset website. The Board has really increased its transparency by ensuring the website is up to date with the latest minutes and I encourage you to check it out.

The Annual Meeting is February 20, 2019. In advance of that meeting later this year we will be emailing (allowed by our new Condo documents and Florida law) notices regarding the Annual Meeting, Agendas, and Board elections so please watch your emails for those messages. Emailing documents when possible saves the Association time and money and is a much more efficient way to communicate.

Lastly, if you need to contact me or send me any forms please send them to:

Sunset, Inc.
Attn: Secretary
6400 Estero Blvd,
Ft Myers Beach, FL 33931
or
Email them to me at:
shroyer1986@gmail.com.
Thank you!
Lloyd Shroyer

Enjoy the what remains of the summer and we will see you soon at Sunset!

Manager's Report

It has been a busy summer around Sunset with lots of contractors working around the grounds.

Elevators One elevator has been completed minus the cab and turned over to us. The elevator cab that we are using now is very modern and I love the way it operates and talks to you at each landing. They still move very fast but much smoother and hardly noticeable stopping and starting at each landing. The East elevator is undergoing overhauling now to be ready for October.

Generator The generator project is complete and we will now have both elevators working off the generator if and when we lose power again on the island. A big plus for us. Both contractors that the Board chose to do these projects I believe were the right people. So far, they have done an excellent job for us.

Lobby The lobby tile has been removed and as of this letter the new tile is completed on the floor only and they are currently applying the baseboard to the walls. We have AC in the lobby and what a difference it makes. It is knocking down the humidity and keeping the lobby very comfortable. We have installed a push fan between the two rooms to shove the cold air into the mailbox room and its working just fine. I know everyone will enjoy the fact that you can actually stay in the lobby for a long period of time and not sweat to death. New lighting and ceiling tiles are being installed and the mailbox room is 90 percent complete and the new lighting looks very nice. Its very hard for me to guess when all the lobby work will be complete but as time allows me I will do my best to get it finished by late September mid-October.

Cart Room We have a new room just off the lobby that we will be keeping the shopping and luggage carts in which will reduce clutter and really keep the lobby looking nice.

Parking Lot The parking lot resealing is still very much on the agenda to get done before the season starts but we are still in discussions with Advanced Disposal over the spotting that has been caused by the garbage trucks and it will all depend on how fast that goes to give you a completion date on that project.

A special thanks to Jerry Downen (202) who has been helping me out with many of the projects this summer! Thanks Jerry!

Bob Collins

Social Committee News **VOLUNTEER(S) NEEDED**

After many many years of service on the Board and as the heads of the Social Committee Jack and Pat McQuirk have respectfully resigned. Therefore we need one or more couples with a party spirit to step up accept the baton and carry on with a great tradition! Anyone interested please feel free to drop an email to Bob or any of the Board. Typically Sunset averages 4 or 5 parties a season but anyone interested in volunteering can put their own spin on the activities.

THANK YOU JACK and PAT for all your fun parties!

President's Report (cont.)

As a reminder the recently approved Condo documents have a few changes that owners/renters need to be aware of during the upcoming season. I thought it may be useful to highlight a few but the full set can be found on our website:

- Owners/Renters/Guests not in residence should not allow others to park in Sunset guests or in their designated parking spaces. (Rule 2)
- Renters/Guests are not permitted to have pets. (Rule 8)
- Owners in residence are permitted daily guests with pets. (Rule 8)
- During the months of March and April Renters or Guests are allowed only one additional Guest car and a maximum of 6 daily guests per unit. (Rule 9)
- During the months of March and April Sunset requires that daily guests complete a registration form. (Rule 10)
- Smoking is prohibited within lobbies, exterior hallways, tiki huts, under building spaces and the pool. (Rule 16)

Again, please read the full set of Rules and the Declaration found on the website for more detail.

I am looking forward to all of the construction being completed and to spending a relaxing winter season in our Sunset paradise. I hope you are too and Jan and I look forward to seeing you soon.

As always, if you have questions or concerns feel free to email me directly at todd.dawson@icloud.com and I will do my best to get back with you in a timely manner.

Todd Dawson

Landscaping Report

Not much to report for the summer. We did have a few of our smaller palm trees next to Bob's house die from disease and those have been removed. We are watching and waiting for the Estero Blvd project to get to Sunset and have developed tentative plans for the re-design of our street scape once the project is completed.

Donna Vieceli

NEW SUNSET FACE BOOK PAGE

Karen Spake (204) has created a private Face Book page for those of you interested and she asked that we let folks know. It is called Sunset Condo FMB. Karen's goal was to create a page to for owners to share pictures and general information. Her rule (which is a good one) is to be constructive and positive (ie no drama). If you have questions or trouble finding the page please contact Karen directly at kspake@bndcommercial.com.