

The SunSetter January 2019

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Annual Meeting
Feb. 20, 2019



President's Report

Hello Owners and Happy 2019! I hope everyone had a happy and safe holiday season.

Lloyd in the Secretaries Report lists all of the major accomplishments this year of which there were many. Let me add my thanks to the Sunset owners for their patience during construction. We survived and the upgrades put us in a good position for several years to come. Thanks to the Board for their professionalism and hard work during the last 12 months!

Most importantly I want to extend my thanks and the thanks of the Board and owners to Bob Collins. We had Bob running in every direction this summer! He was herding elevator, generator, electrical, tile, drywall and A/C contractors while doing his part to remodel the lobby and add a new cart room. He did all that and more while maintaining his typical upbeat and "get it done" attitude. Thanks Bob!

We were not successful in getting the town of Fort Myers Beach to allow us to develop a second pull off for our dumpsters. The goal is to prevent the garbage trucks from driving up near our building and leaking oil and other fluids. As an alternative we are finalizing plans with Advanced Disposal to pick up the dumpsters in the front of our parking lot thus keeping them off the portion nearer the building.

You may have noticed a few brown spots in our pool. It was determined those spots are not an algae but may in fact be rust. We will be getting advice and quotes on solutions. No actions will be taken during the season so as to not disrupt the use of the pool during the season.

Lastly, with the season upon us I want to remind everyone regarding the new rules relative to smoking, registration and especially the limit on guests and guest cars during the months of March and April. Please see the website for a complete set and make sure your guest, renters or agents are made aware too!

Thanks and let's have a great 2019!

Todd Dawson

Treasurer's Report

2018 ended with our Operating Account coming in under budget and below 2017 actual. The Reserve Account was over budget primarily due to the cost of the larger generator, transfer switch and additional heavier wiring necessary to be able to share the generator with T-Mobile. We will be receiving a \$36,000 payment from T-Mobile later this year to help minimize the additional expense.

The 2019 Operating, Replacement and Statutory Reserve Budgets have been prepared and approved by the board with the 2019 quarterly maintenance fees remaining at \$1610.

The 2019 repair/replacement projects at Sunset will be considerably less expensive than those planned and completed in 2018. The largest single expense budgeted in the 2019 Replacement Fund Budget is \$30,000 for the Estero Boulevard Landscaping/Sign Project. With the slow pace of progress on the road construction on Estero Boulevard by Lee County, we may not have the new street, curbs and sidewalks completed in front of Sunset by the end of 2019 so this project may be delayed until 2020.

Steve Walz

Annual Meeting Reminder

Just a quick reminder to all owners our Annual Meeting is February 20, 2019 beginning at 10AM at Charley's Boat House!

All owners are welcomed and encouraged to attend!

Secretary's Report

Let me first wish everyone a very Happy New Year and welcome to 2019!

As we all know 2018 was a very busy year for Sunset. We finalized and approved new Condo documents, completed the modernization of our elevators, installed a new generator and a new fire panel and remodeled the lobby! Whew! I want to take this opportunity to thank everyone for their patience and understanding while the work was going on. I know at times it was loud or inconvenient but we soldiered through it with flying colors. I also want to thank the Board. This year we had a lot of challenges and decisions to make and we worked together to get things done professionally. Thanks to Wayne Porter and his timely posting of the minutes everyone could keep abreast of the construction projects and Sunset happenings.

As a reminder the Annual Meeting is February 20, 2019. We started sending notices and materials about that meeting and election via email which saves us money in mailing. Keep watching your email for future communication and notices. We hope to see you at the meeting!

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

Looking forward to seeing you this season!

Manager's Report

It has been a busy but a very productive summer and fall at Sunset as we prepared for the season.

Elevators: We had a few bugs to work out but the elevators are working flawlessly. We have a little finish work to do on each landing and around the new stainless steel jambs.

Pool: Right now all seems to be going well on that front also. All heaters are working correctly and keeping the pool at temp. We have not had to many mornings less than 50 degrees so far but what we have had they are keeping up with.

Occupancy/Traffic: We did have a rather busy holiday in the building after a very slow November and December. It won't be long before the regular season people are coming in. The traffic from the road construction is heavy but in my opinion nothing like I would have expected right now. Going north off the island can be slow at certain times but most of the day is still moving pretty well.

Dumpsters: We are working on the relocation of the trash bins trying to move the recycle cans and garbage out to the front of the property in the south east corner during pickup days to prevent further staining of the pavers by the big trucks. The Staining has gotten somewhat better with the new garbage trucks advanced has purchased but the recycle trucks still are a problem for us. The board plans to have these picked up in the front I think should work very well. Thanks to Lloyd Shroyer for pushing to get this done.

Landscaping: Dave and Donna have done a great job with the beds and the holes vacated by the trees that were taken down and things are coming back together nicely. I'm sure they will fill you in with these details in their column but I did want to say thank you to them both. It's a lot of work out in those beds keeping them up and looking good and I owe them a big thank you for the time they spend doing this.

Misc: I have taken the stored chairs out and Jerry Downen helped me all day get them cleaned and set out at the pool and I would also like to thank him for the time he spends around the property helping out.

Registration: Please remember to register and to have your guests/renters register as they come into Sunset. It is important during an emergency like a fire that the first responders know which units are occupied and by how many people.

Lastly, thank you to all the board members for giving me so much help and guidance through what turned out to be a long and productive summer. I think you will agree that the property looks amazing and now the interior of the building looks amazing also.

Thank you ALL!

Bob Collins
Building Manager

Landscaping Report

The 2019 winter season is fast approaching and in preparation for the return of our Owners, renters and guests, the Sunset landscape crew has been very busy lately.

First on the list was the task of removing a variety of old, overgrown, and invasive plants. Doing this cleaned and opened up areas allowing new plants to be installed. The two large ficus trees once again were found to be infested with white flies. Talking with our landscape professionals we were told the ficus trees are the host for the white flies thus allowing the insects to spread and invade our palms thereby requiring that a special treatment be applied in order to save the palms. Additionally a few palms needed to be taken down near the Boulevard and by Bob's residence because these were compromised with an untreatable disease that would eventually spread to our other palms. The bright side of this is that most of these plants would have required to be taken down anyway due to the slowly approaching Estero Blvd. construction project so it was decided that it would be best to remove them now in order to help prevent further damage to the remaining palms. The areas where the palms were taken down are being restored and sodded over for now.

Lots of fall plantings have been placed during the last few months. Many thanks to fellow landscapers Rosalie Pauck (1103) along with Pat and Jack McGuirk (603) for their help placing the new plants and to Steve Walz (400) who helped with spreading top soil. Many annuals were planted to bring a colorful "pop" to the campus along with shrubs and perennials. Butterfly attracting plants have been placed and almost immediately they were discovered by their intended targets like Monarch, Swallowtail, and Zebra butterflies along with pollinating bees.

Recently the Beach experienced continued gale force winds over a three day period which severely stressed our palms and other plantings. Fortunately most are already showing signs of a quick recovery.

Mulch has been placed around the campus plantings and everything is looking nice and tidy considering the obstacles that our property has endured over these last few months.

Donna Viceli

SUNSET FACE BOOK PAGE - REMINDER

Karen Spake (204) has created a private Face Book page for those of you interested. 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 s 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.

Social Committee News

Patsy and Doug Daniel (unit 205 and 302) and Cheryl and Steve Walz (unit 400) will be hosting the Welcome Back Party scheduled for Thursday January 24 at 5:30 by the Tiki Huts. The menu will feature Maid-Rites and Polish sausage. This will be a little bit different pot luck party than in the past – cash contributions or a dish to share. Sunset will no longer be contributing financially to these events due to the Florida Condo Laws. The plates, silverware, meat and buns will all need to be supplied by people on the sign-up sheet. There will be an at-will donation bucket to help with the expenses and future event expenses.

In an effort to get more community involvement, we are in need of volunteers to host the Valentine's Day Party in February and the St. Patrick's Day Party in March. If anyone wants to host a Tiki Party or any other social event, please feel free to post it in the lobby. If you need help coordinating contact Patsy Daniel (641) 373-1717 or Cheryl Walz (309) 253-0391 and we would be happy to help you coordinate the event.

Cheryl Walz and Patsy Daniel