

SUNSET INC.

Board of Directors Meeting
December 19, 2018 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the roll. Todd Dawson, Lloyd Shroyer, Wayne Porter and Gregg Parrish attended by phone. Steve Walz and Bob Collins were in the office. Owners Dave & Donna Vieceli were in the office.

Todd Dawson welcomed all and wished to confirm that proper notice was given and the meeting's agenda was posted. The meeting is also being recorded.

Secretary's Report

- Lloyd Shroyer confirmed that the Minutes of the November 14, 2018 meeting were electronically approved on December 3, 2018. Todd Dawson moved and Gregg Parrish seconded the electronic approval of the November 2018 and the December 5 budget meeting Minutes. Motion carried. The meeting minutes were posted on the Sunset website.
- The Board also discussed the timeline for the next Sunset newsletter. Articles should be submitted by January 7, 2019.

Treasurers Report

- Treasurer Steve Walz presented the Financial Statements for November 30, 2018 and were reviewed by the Board. Steve reported that the financials are running under budget. Both operating and replacement fund budgets were reviewed. Discussions regarding the Elevator Modernization expenses were discussed. Todd Dawson moved and Lloyd Shroyer seconded the approval of the November Financials. Motion carried.
- Steve discussed the pool motor expense and suggested the accounting be placed in the Reserve account.

Presidents Report:

Todd Dawson reported on the following information:

- Christmas Lights: Cheryl Walz provided the following report to Todd Dawson for inclusion in the minutes:
"Thank you to all that took the time to get involved in decorating Sunset for the holidays. My committee, Jean Albinger, Caroline Jenner, and Stacy Bates did a great job of shopping for and designing a new look to complement our new lobby. We felt very blessed to have so many add their touches as they found a little time to participate here and there. We welcomed a "divide and conquer" attitude so no one had to get overwhelmed with the project. Special thanks to the following for their work and ideas in the following areas: 1) the lobby was done by the committee. The mailboxes were Jean Albinger's (1000) personal touch along with the

arrangement next to the chair. Didn't she do a beautiful job!?!?! 2) The pole outside the lobby was Doug Daniel's (302,205) hard work. 3) Steve Walz (400) along with his guest Debbie and Bob did the Tiki huts and grill area. 4) Susan Sherwood (503) was so kind as to pitch in and create the entrance signs. 5) Thank you to Lynn Taylor (1100) for her special touch adding the Christmas presents under the tree. 6) Ann Adare (803) for helping with design, especially the pool. 7) Dave and Diane Linton (1004) for sharing their knowledge and working on the spiral lighting of the trees. It was so nice to see our community come together to make Sunset a beautiful place to enjoy. We wish all safe travels if you are traveling and a Merry Christmas!"

The Board is pleased with the Teamwork to make Sunset a holiday standout.

- T-Mobile Generator Payment: Todd reported that the T-Mobile contract was signed. T-Mobile will pay Sunset \$36,000.00 for their portion of the new generator within 30 days after they begin the project. A date of initiation of the project is not known.
- Paver Update: DeBoest has sent a letter to Advanced Disposal demanding immediate resolution to our claim. Advanced has not responded to the demand letter as of yet.
- Bicycle Storage: Sunset is moving forward with its annual cleanout of old rusted bicycles in the storage room. Bob will begin the disposal of non-registered and neglected bikes.

Manager's Report:

Bob Collins reported on the following topics.

1. Beachside Rocks: Bob has worked on the weeds around the rocks by the beach. While looking much better more work is yet to be done.
2. Electric GFI Outlets: The outlets on the property needed replaced. Bob is replacing the GFIs as time allows.
3. Parking Lot Bumpers: More bumpers will be purchased and installed where needed.
4. EPS: Bob reported that EPS will check sensors and equipment on each floor of Sunset. There are broken strobes and speakers that will need replaced. Bob will be receiving a quote for the replacement.
5. Pool Furniture: The remaining pool loungers and chairs in storage will be brought out cleaned and be placed around the pool.
6. Contractor Sign-in: The sign in sheet will be located in the cart room area. Signage will be placed to encourage contractor registration. Lloyd suggested that we remind owners of the required contractor registration.
7. Tile Work: Victor will be returning to Sunset to finish the lobby floor by the floor jams.
8. Paver Staining: Additional cleaning has been attempted with the paver stains. The stains cannot be removed with cleaners.
9. Cart Room: Bob reports that the cart room is working well. Owners, guests and renter are returning the carts to the appropriate place after usage.

Landscape Committee Report:

- Ficus Trees: The two Ficus trees by Estero have been removed and stumped. The area looks nice and open. Dave and Donna Vieceli volunteered to sod the areas left behind by the tree removal.
- Mulch: Dave reported that the mulch was placed well and the property looks great. Dave will need more mulch to complete the project. Dave suggested that Bob could pick up the needed mulch and sod after the holidays.
- Sprinkler Issues: Several areas will need repaired in the irrigation system. Dave and Donna will flag the areas that need repaired or sprinkler head replacement.
- Palm Injections: The palm trees will have injections the first of the year to prevent disease.

Steve Walz asked about the movement of the beach rocks. Steve said if we know what we want accomplished Chris Webber would provide a quote to move. Chris will also focus on grading close to the rocks to reduce vegetation growth. Lloyd suggested that he, Steve and Dave meet with Chris when he returns to Sunset.

Also, Chris has moved several cabanas up off the beach by the rocks to protect from an anticipated high tide and storm surge.

Architectural Committee:

- Nothing was discussed in the meeting.

Social Committee Report:

- Steve Walz reported that Cheryl is working on the next social date, nothing is scheduled as of yet.
- Steve Walz brought up a question from Cheryl regarding the possibility of having a live band event on the property. Todd welcomed her to do the legwork. Todd believes that the Town of Ft Myers Beach would need to be consulted regarding required permits. Todd also shared concerns with quiet hours at Sunset along with alcohol consumption.

Old Business:

- Trash Dumpsters: Lloyd reported that he has researched the moving of our dumpsters to the front for pick up. Lloyd asked if the Board was in agreement with plan. The Board liked Lloyd's plan to change wheels on the dumpsters and to add another. The Board all agreed that a tugger was necessary to move the dumpster from the building to the new pick up site and trash room. Lloyd will move forward with the plan and provide competitive quotes for the tugger at a future meeting.

New Business:

- Recycling at Sunset: Bob reported that the recycling containers are being used at Sunset. Owners, renters and guests are dumping recycled materials and not leaving them bagged as before...this is good. It was also mentioned that the recycling containers were easily able to get around the parked cars without any threat to damage.

Owner Comments:

- Complaint Form Received: The board received a written complaint per our new process regarding a potential rule violation that occurred in October. The Board will review the paperwork submitted and then contact the alleged violator. Thereafter the Board will properly address the Complaint.
- Donna and Dave Vieceli said that the elevator cabs look very nice with the facelift and shell wall art.

With no further topics to be brought before the Board, Todd Dawson moved and Lloyd Shroyer seconded to adjourn the meeting. Motion carried.

Respectfully Submitted,

Wayne M. Porter

Wayne M. Porter
Recording Secretary

The next scheduled Board Meeting of Sunset will be held on January 16, 2019 at 9:00 a.m.