

SUNSET INC.

Board of Directors Meeting
Budget 2019
December 5, 2018 9:00 a.m.

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

Todd Dawson welcomed all and wished to confirm that the proper 14 day notice was given and the meeting's agenda was emailed and mailed. The meeting is also being recorded.

President Todd Dawson said the purpose as set forth on the agenda of the meeting was to review and approve the Operating Reserve and Replacement Fund Budgets. However, the Landscape committee asked to bring three items to the Board's attention. Although the items were not on the agenda due to the nature of the items the Board believed they could be considered an emergency as they dealt with infestations and fungus and decided to hear and act on the committee's recommendations.

Landscape Committee Issues:

Dave Vieceli reported on the following topics:

- White Fly: The Ficus tree by Estero has White Fly and should be taken care of quickly so as to prevent spreading of the insects as they have started to spread to our palms. Lance has quoted \$1,900.00 to cut down and stump the 2 Ficus trees. Secondly, we received a quote of \$1,225.00 to inject the palms for protection of the palms against insect damage. As a third item, fungus has returned to the several areas of the palms that should be quickly addressed so as to prevent spreading. The cost to remove the affected areas is \$150.00 per (3) area. Todd Dawson moved and Lloyd Shroyer seconded to remove the 2 trees for \$1,900.00. Motion carried. Todd Dawson moved and Steve Walz seconded to inject the palms for \$1,225.00. Motion carried. Todd Dawson moved and Steve Walz seconded to remove 2 or 3 clumps of fungus for \$150.00 each. Motion carried.

With the emergency matters brought to the Board's attention by the Landscape Committee addressed the meeting returned to the budget approval.

2109 Annual Budgets

- The 2019 budget for Sunset was reviewed and Todd asked for any comments from the Board. Then Todd asked for comments from the owners. Diane Linton asked regarding the Owner Maintenance Fees for 2019. Treasurer Steve Walz clarified that the annual

maintenance fees for owners would remain the same as for 2018. Steve also clarified the small difference in the Statutory and actual reserve budget.

- With no additional questions or comments Todd Dawson moved to accept the 2019 Operating Budget for Sunset Inc. Steve Walz seconded the motion. Motion Carried.
- With no additional questions or comments Todd Dawson moved to accept the 2019 Statutory Reserve Budget for Sunset Inc. Steve Walz seconded the motion. Motion Carried.
- With no additional questions or comments Todd Dawson moved to accept the 2019 Reserve Replacement Fund Budget for Sunset Inc. Steve Walz seconded the motion. Motion Carried.

Todd extended a huge Thank You to Steve Walz for the efforts and hard work to create and update the Sunset budget process. Steve created excel spreadsheets to fully show the budgets for Sunset Inc. which eased the process and enhanced the transparency of the budget process. In closing, Todd confirmed that the quarterly fees will remain at \$1,610.00 for 2019.

With no further topics to be brought before the Board, Lloyd Shroyer moved and Todd Dawson 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 December 19, 2018 at 9:00 a.m.