

# SUNSET INC.

Board of Directors Meeting  
November 14, 2018 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the roll. Todd Dawson, Wayne Porter and Gregg Parrish attended by phone. Lloyd Shroyer, Steve Walz and Bob Collins were in the office. Owners Doug Daniels, Dave & Donna Vieceli, Diane Linton, Jack McGuirk, Caroline Jenner and Ann Adair 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 October 25, 2018 meeting were electronically approved on November 8, 2018. Lloyd Shroyer moved and Gregg Parrish seconded the electronic approval of the September 2018 Minutes. Motion carried. The meeting minutes were posted on the Sunset website.
- The Board also reviewed the Budget timeline for 2019 providing adequate time for the owners to review before an official adoption. Lloyd said the Annual meeting will be held on February 20, 2019. Details of annual board candidate elections timeline were also given. The Board terms of Wayne, Todd and Steve will be up this year.

## Treasurers Report

- Treasurer Steve Walz presented the Financial Statements for October 31, 2018 and were reviewed by the Board. Steve reported that the financials are running slightly under budget. Discussions regarding the Elevator Modernization expenses were discussed. Wayne Porter moved and Todd Dawson seconded the approval of the October Financials. Motion carried.
- Steve discussed the Budget spreadsheets for Sunset's 2019 Calendar Year. The Consolidated Budget, Replacement Fund Budget, Statutory Reserve Budget, Projected Major Replacement Expenses and the Analysis of Replacement Fund Income were reviewed. The Board thanked Steve for his work and appreciated the transparent presentation.
- The Board will meet on December 5, 2018 to adopt the 2019 Sunset Budget.
- Steve reported that the Insurance coverage for Sunset is now down to a 1% deductible. Sunset once had a 3% deductible which put us at serious risk. Premiums continue to be reduced as well.

## Presidents Report:

Todd Dawson reported on the following information:

- 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 expense and their portion of future maintenance & fuel expenses.
- Paver Update: Todd has communicated our attorney regarding the continued staining of Sunset's Pavers. Mr. DeBoest will send a letter to Advanced Disposal demanding immediate resolution to our claim.
- Bicycle Storage: Todd reported that Sunset will move forward with its annual cleanout of old rusted bicycles in the storage room. Todd will email owners reminding them of the registration process and removal reminder.
- Annual Meeting: Sunset's Annual Meeting will be held at Charlie's on February 20, 2019 at 10AM.

## Manager's Report:

Bob Collins reported on the following topics.

1. Pool Heaters: The pool heaters are continuing to cause issue with pool temperature. Symbiont will warrant the newest heater. However, others will need fixes to operate.
2. Crowther Roof Inspection: The Sunset Roof was inspected by Crowther and they suggest 5 repairs. The time and material quote was reviewed. Steve Walz moved and Lloyd Shroyer seconded to make the repairs. Motion carried.
3. Florida Fire Systems: This inspection of the fire system noted 5 year old items that should be replaced. The Board reviewed the list. Todd Dawson moved and Wayne Porter seconded to proceed with the replacements. Lloyd Shroyer moved and Todd Dawson seconded to replace valves and sensors along with performing flow test on main and branch lines to discover any obstructions in the lines. Motion carried.
4. Lobby Refresh: The elevator cab people arrived late on Monday, left early and did not come back on Tuesday. The elevator cab remodel needs to be completed. Bob reported most other lobby elements are completed.
5. Elevator/Generator Update: The elevators and generators are operating well and the projects are completed.
6. EPS: Bob reported that EPS will check sensors and equipment on each floor of Sunset. There may be 10 items that need attention. Todd Dawson moved and Steve Walz seconded to give Bob authority to make the suggested repairs, not to exceed \$3,000.00. Motion carried.
7. Power Washing: Bob has completed power washing each floor and will go back and mop where needed.
8. Pool Condition: The spots remain in the pool and will be attended to after the major projects are completed. Bob said 1 spot is darker in color.
9. Leak in Pump Room: The larger shutoff valve for the water was leaking and is now fixed. The room is dry.
10. #2 Stack Leak: Bob replaced a couple shut offs and the stack is now dry.

### Landscape Committee Report:

- Garbage Driveway Permit: It appears to be impossible for Sunset to be permitted to have a second drive for trash pickup. Trash will still be moved to the front for pickup but only through the main drive in.
- White Fly: The Ficus tree by Estero has White Fly and should be taken care of to prevent spreading. It was reported that we continue to pay for the issue while one of the remaining Ficus will be removed for the road expansion. Discussions lead to the possible elimination of both Ficus. Dave Vieceli agreed that removal would be the best option to eliminate the reoccurring treatments for White Fly. Dave will contact Lance for removal quotes.
- Trees/Mulch: Dave suggested that he ask Lance for a quote to lay the mulch for this season. The Board agreed. There will be 6 pallets or 420 bags used to be dispersed in the Sunset landscaping beds.
- Doug Daniels asked if the committee would spray for no-see-ums. True-Green will be contacted for a quote and possible application.
- Ann Adair asked about the potential ban of fertilizer on Ft Myers Beach. The Board was not aware of any law (existing or proposed) banning lawn care products. In the meantime Sunset would continue to treat the grounds as we have in the past using True-Green but will be on the watch for any new law.

### Architectural Committee:

- Nothing was discussed in the meeting.

### Social Committee Report:

- Steve Walz reported that Cheryl is still looking for volunteers to help with Christmas lighting.
- Jack McGuirk suggested that all special gathering should happen a day or 2 before the actual celebration day. Valentine's Day, St. Patrick's Day, etc.
- Jack also mentioned that Tony's beach tractor and cabanas are on the Carousel property. Dave Vieceli will contact the town for removal advice. Todd Dawson will contact the owners of Carousel and let them know as well.

### Old Business:

- Native Tec: Trash will still be picked up near the front in visitor parking spots. Lloyd has scheduled a meeting with Advanced to determine what equipment will be needed to move to the front on trash day. Without a second permitted driveway, the Advanced truck will pull in the main entrance, pick up, back up, and then drive out onto Estero.

### New Business:

- Steve asked why the pool area is shut down at dusk. Todd reported that it remains part of the rules for Sunset. Also, from a liability reason after sunset it is a dark area.

### Owner Comments:

- Doug Daniel said that there is an exit sign that is just hanging on the 3<sup>rd</sup> floor.
- Dave Vieceli reported that a guest dog urinated on the post out front. Todd said we now have a complaint procedure and that it should be filled out. Then Bob can follow up with the Board and the Board can take action directly
- Ann Adair wanted to thank all who had an impact on the main lobby. The lobby remodel is amazing.
- Jack McGuirk commented on the new location for the shopping and luggage carts.

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

Respectfully Submitted,

*Wayne M. Porter*

Wayne M. Porter  
Recording Secretary

The Board will meet on December 5, 2018 to adopt the 2019 budgets.

The next scheduled Board Meeting of Sunset will be held on December 19, 2018 at 9:00 a.m.