

# SUNSET INC.

Annual Meeting  
February 21, 2018 10:00 a.m.  
Charlie's Boathouse Grill

Todd Dawson called the Sunset Annual Meeting to order and thanked everyone for their attendance. Todd asked if all ballots and proxies are turned in for tabulation and then closed the polls. Todd Dawson then moved to allow the present board to conduct the annual meeting. Jean Albinger seconded the motion. Motion carried. Members of the Board present were Todd Dawson - President, Steve Walz - Treasurer and Wayne Porter – Vice President and Recording Secretary. Others in attendance to assist in the meeting were Richard DeBoest - Sunset's Attorney, Marilyn Henkel - past Board Member and past Treasurer, Reggie Perkins - Sunset Inc. Accountant and Robert Collins - Sunset Maintenance Manager.

Todd Dawson reported that the Teller Committee of Donna Vieceli, Doug Cardwell and Bruce Harvey were busy tabulating the 2018 Annual Meeting Proxy and Ballots and will report on their results later in the meeting. Todd Dawson presented the Affidavit of Mailing and Posting Notice to Members. This document was signed & notarized and is to become a part of the Annual Meeting record.

Todd Dawson determined that a quorum existed, by either owners present or by proxy, and that the Board may perform the Annual Meeting.

Todd Dawson asked for a motion to approve the minutes of the February 15, 2017 Annual meeting. Florence Webb moved and Marie Deme seconded to approve the Minutes. Motion carried.

Todd Dawson introduced the individuals at the head table. Members of the Board present were Todd Dawson - President, Steve Walz - Treasurer and Wayne Porter – Vice President and Recording Secretary. Others in attendance to assist in the meeting were Richard DeBoest - Sunset's Attorney, Marilyn Henkel - past Board Member and past Treasurer, Reggie Perkins - Sunset Inc. Accountant and Robert Collins - Sunset Maintenance Manager.

Todd Dawson reported that there are 3 open seats and 5 applicants for the 2018 Board. The current Sunset Board consists of Todd Dawson, Steve Walz, Diane Linton, Craig D'Angelo and Wayne Porter. Todd reported that ballots will be compiled during this meeting and at the end the 2018 Board of Directors will be announced.

## Audit Committee

- Patsy Daniel, Jim Albinger and Bruce Harvey served on the Audit Committee with Treasurer Steve Walz and Marilyn Henkel present for the 2017 financial review. The

audit review took place on February 8, 2018. The audit committee presented a letter to Todd Dawson attesting to their review and approval of Sunset Financial Statements. The audit committee also confirmed that a CPA Audit would not be necessary, saving Sunset Inc. around \$5,000.00.

- Marilyn Henkel reported that Reggie Perkins was present. Reggie is the Accountant of Sunset Inc. and is responsible for the Financial Statements, check writing and the budgeting process. Reggie has 30 years of accounting experience and is the accountant for 7 other Condo Associations. He is very knowledgeable in condo accounting practices and provides suggestions for budget savings.

### Treasurer's Report

While Steve Walz is the current Treasurer he allowed Marilyn Henkel, Sunset's past Treasurer to present the Financial Statements for December 31, 2017. The Operating Fund ended with a balance of \$144,585.08 and the Replacement Fund at \$50,696.28. The 2017 operational expenditures of Sunset actually ended \$13,074.91 below budget. Sunset is pleased to end the year with excess revenues over expenses. The crowd applauded this success.

Marilyn Henkel continued to report on other expenditures of Sunset:

- The Replacement Fund is lower than usual for the end of year report for two reasons. Hurricane Irma and the Elevator Modernization Project. Sunset has paid nearly every expense from Irma thus far and has also paid a deposit of \$128,032.45 for the new elevators. The Replacement Fund will grow again as BB&T assessment funds of \$1,000.00 per unit for Irma and \$3,000.00 per unit for new elevators are collected.
- Sally Pike, owner #503, asked about the cell tower income. Sources of income to the Replacement Fund come from T-Mobile & Verizon lease payments. Sunset will receive \$34,000.00 net from T-Mobile annually and Verizon will be adding another \$28,000.00 net per year. Income is also generated from owner maintenance fees. These funds will help with expenditures at Sunset Inc.
- The upcoming 2018 Elevator Modernization project has been given to ThyssenKrupp at an expense of \$365,807.00. The deposit of \$128,032.45 has been paid with the second installment due in May with the final payment to be made in October.
- Hurricane Irma expenses so far are \$63,359.35. It is anticipated that the final expense amount will be \$66,000.00, justifying the \$1,000.00 Irma assessment. Major expenses were for water restoration and drywall removal - \$9,200.00 and drywall replacement - \$19,600.00. Other expenses included lift rental for outside repairs - \$2,300.00, Tiki Hut repairs - \$2,170.00, Paver repairs - \$3,000.00, Pool Fence - \$4,200.00 and Shuffle Board benches - \$834.00. Other smaller expenses will be coming in to end the Irma repairs. Marilyn reported that Sunset filed a flood insurance claim with American Insurance and will be receiving \$6,500.00. Sally Pike, owner #503, asked about any insurance deductible. Todd Dawson explained that Sunset has a 2% deductible, which was reduced from 3%. Sunset has filed claims to apply against the 2%. However, Sunset did not meet the 2% annual deductible. Florence Webb, owner #1104, wished to thank the Board for keeping the owners informed of the grounds and specific damages to each

unit. Sally Pike, owner #503, asked how we prevent further water from being forced under the front doors, with weather strips. Todd Dawson said he would respond during the President's report. Jean Albinger, owner #1000, said she has already assembled a sand bag for their front door.

Marilyn Henkel announced this would be her last report as Steve Walz is now the Treasurer and she is selling her unit. The crowd applauded her years of service to Sunset, Inc.

President Todd Dawson requested that the agenda be adjusted to allow Sunset's Attorney to explain the condominium documents and the method of approval. Todd then introduced Mr. Richard DeBoest.

### Condominium Documents:

Mr. Richard DeBoest thanked Sunset for the opportunity to explain the current docs, proposed changes and the process for approval.

There are four documents for Sunset, Inc.

- Declaration
- Articles of Incorporation
- Bi-Laws
- Rules and Regulations

The Board and committee members have worked hard to update the documents to today's laws and standards. Now is the time for input based on your discovery as you have received the redline documents of proposed changes. Struck through items are to be removed, red line are changed language and underlined are added verbiage. Mr. DeBoest stressed that you won't like everything in the document. However, this is an up or down vote with a simple majority of 34 in favor to approve.

The questions and discussions begin:

Owner Comment/Question: Dave Vieceli, owner unit #405, The Rules are no longer a recorded document. Does that mean the Board can change rules at any time?

DeBoest Answer: Important rules referring to Pets, Parking and Leasing should be duplicated in the Declaration if you do not want the Board to be able to change them. Any rule cannot contradict what's in a higher document. A rule located in the declaration would take 34 votes to change.

Owner Comment/Question: Jean Albinger, owner unit #1000, Violations Bi-Laws 4.14 page 11. Should we be fining \$100.00 for every violation? We were in violation and received correspondence from the Board but was never fined.

DeBoest Answer: No, you should not fine for every offense. A fine is a tool for enforcement. If it occurs more than once then fines should be imposed. If I do not shower before I swim I am in violation. The people are the eyes and ears for those not complying with the rules. The Board cannot be around all the time. If a complaint is

presented then the Board will turn over to a committee for review and send a warning letter, impose a fine or suspend use of a common area. Todd informed Jean that the Board will adopt a complaint procedure.

Mr. DeBoest said "Do not have a Rule that you do not intend on enforcing."

Jack Payette, resident unit #1105, if a shower is a rule before entering the pool then heat the water. The water is cold and will not be used. Dave Vieceli felt that an on demand water heater would help the situation.

Owner Comment/Question: Ann Adair, representing unit #803, does the Board have the right to suspend use of common areas?

DeBoest Answer: Yes, the Board has that tool as a statutory tool to suspend. It was not law back in 1994 when this document was in effect. However, you cannot prevent an owner from parking, entering the building or using the elevator. Suspending use is still a weak method of enforcement. If someone banned from the pool starts using the pool and an owner calls the Sheriff, he will say I'm not getting involved.

Owner Comment/Question: Shane Fancher, owner #103 & #900, suggested that selective enforcement is not a bad thing and can remain reasonably clean.

DeBoest Answer: Mr. DeBoest said selective is a problem because you cannot be selective; it's all or nothing. Either enforce the rule or change the rule. If you don't like the rule change it or get rid of it. Mr. Fancher respectfully disagreed because one infraction may be minor while another may be major. Mr. DeBoest said again, do not put a Rule on the books that you do not intend on enforcing.

Owner Comment/Question: Jack Payette, resident unit #1105, in regards to Rules is there a compliance squad? Because he uses a scooter that he leaves in the common area outside their unit. The Board should look into a solution for mobility devices as he was told to put it in the storage unit or in his condo unit, which is a real hazard.

DeBoest Answer: Mr. DeBoest said that the Fair Housing Act should protect the user of a scooter for a 'reasonable accommodation'. The Board needs to be reasonable with your disability. Ann Adair asked if the ADA should be added to the condo documents. Mr. DeBoest said this situation certainly qualifies for consideration but do not include the ADA. Situations like the support pet allows for some to get a Doctor's slip to do anything. Do not give them a roadmap to lie to get what they want.

Owner Comment/Question: Jean Albinger, owner unit #1000, within the rule it recommends the use of brown shutter but she wanted white. The word recommend is in conflict with the mandatory declared rule. The rule needs to mirror the declaration.

Owner Comment/Question: Shane Fancher, owner unit #103 & #900, now owns two units and for him not being able to come on to the property is news to him and he does not like it.

DeBoest Answer: Mr. DeBoest says it is a State Statute. You can come on to the property if you are a guest of an owner, renter or guest. However, you are limited to the number of 6 people in a unit if renter or guest.

Owner Comment/Question: Jean Albinger, owner unit #1000, page 12. 12.5 questioned the signed and stamped document for each parking space. Todd Dawson clarified that we did have document as in the case of two spaces that wanted to swap.

Owner Comment/Question: Marilyn Henkel, owner unit #804, asked if she had a letter from the renter giving permission to come on the property. Mr. DeBoest said if the renter does not use the common area or pool then permission would allow you to swim. You can be invited as a guest. Dave Vieceli did want to clarify that a renter is only allowed 6 person in the unit so any invited guest must be within the limits of the occupant.

DeBoest Answer: The 6 person limit relates to occupancy of overnight accommodations. A guest or renter may have more than 6 people in attendance at the pool or in the unit however only 6 people can be accommodated as an overnight occupant.

Owner Comment/Question: Shane Fancher, owner unit #103 & #900, section 6.2.5 gives the association the right to inspect units for anything. Todd Dawson clarified that if a unit is causing water damage below then access would need to be allowed. Todd said enforcement was important when some choose not to service units, upgrade water lines and put shutoffs on ac drains.

DeBoest Answer: Richard DeBoest said it is easier to prove negligence if there were a recommended maintenance schedule and utilization of parts.

Dave agreed with Todd that a specific list could be assembled so that all unit owners would know the required service recommendations.

Mr. DeBoest agreed that a list can be established in the rules. However, if you establish a rule you must enforce the rule. Richard also stressed that the association is responsible for any damage cause by water damage, etc. Then the association must go back to prove negligence and make attempts to recoup from a unit owner. Shane Fancher did not like that the impacted unit has to make the fixes and not the unit that caused the damages. Todd felt that it is unfair that the lower unit has the fix without any inconvenience to the unit above. Shane Fancher thought that the proposed language placed too much emphasis and responsibility on the association to check and certify that a unit was up to standards and that we should not shift the responsibility from the owner. There was a general sense of agreement in those present that owners should be responsible and not the association for repairs and maintenance checks.

Owner Comment/Question: Marie Deme, owner unit #1005, asked if the dryer vents were accessible to clean. Bob Collins said No and said he has made attempts to get to the end units with a lift. Todd will alter or rewrite the language to discuss dryer vents and present it to the Board for review.

Owner Comment/Question: Steve Walz, owner unit #400, declaration 12.6 Pets, does not mind that renters and guests are prevented from having a pet. However, Steve would like to have a guest with a pet come for the day. The guest pet would not be staying overnight so that does not violate the rules. Harvey unit #504 stated that he was told 2 pets cannot be in a unit. The group present seemed to be open to a day guest pet and approves of a no pet direction for renters and guests.

Owner Comment/Question: Ann Adair, representing unit #803, continued with the pet discussion. She wanted clarification on the number of pets and size. The current 2010 rule allows for 1 pet under 25 lbs. Two unit owners are grandfathered, one with multiple pets and one with a large pet. Scott Drake wanted the size limit stricken based on some large dogs are friendly and some small dogs are a nuisance. But the balance wanted to stay with the 25 lb. limit. Dave Vieceli wanted to remind the group that last year there was a select majority of 31 unit owners that wanted to eliminate pets altogether with 29 wanting to keep them. Dave asked that in the spirit of cooperation that the one 25 lb. pet be maintained. It would have taken 34 votes to eliminate pets. The group did discover that the declaration did not mention size and the rules did. Both documents must mirror in all language.

Richard DeBoest stressed that Pets, Parking and Leasing are the hot buttons of any condo association. Regarding liability and suing because of a dog bite, anyone can sue for anything. The owner of the pet is ultimately responsible for the incident.

Owner Comment/Question: Jean Albinger, owner unit #1000, asked what the next step was. Mr. DeBoest said that with the input from this group the Board could have another town meeting or just send out a final draft for review and proxy vote. Mr. DeBoest stressed that the unit owners should not get hung up on their one issue of concern. They should review the documents and understand they are in the best interest of the association.

Owner Comment/Question: Ann Adair, representing unit #803, commented about the floor covering and the consistency of language between the declaration and rules. The language will be edited to mirror each other.

Owner Comment/Question: Dave Vieceli, owner unit #405, referred to the declaration 6.2.4 regarding renovation timeframes. Todd Dawson said that he was not married to, the Dec 1 – April 30 non-renovation period. Bruce wanted a Feb – Apr non renovation period. Marilyn wanted no period of non-renovation along with Jack McGuirk. Sally said that there would be noise banging experienced. The group agreed that common courtesy was important. The consensus was to eliminate a non-renovation period. However, Sunday would always be a quiet day of no renovation.

Todd Dawson read some comments from unit owners not in attendance.

Owner Comment/Question: The Drakes, owners unit #305, like the non-smoking campus with no money from the association going to build a smoking shelter. Jean

Albinger asked about vaping. Mary Payette said some unit owners are smokers and Jack Payette did not want smokers to be referred to as second class citizens. Jean said that smoking on lanais do bother others forcing the non-smokers to close up the units. Jack feels that an area like the size of one of the Tiki huts should be provided for smokers.

Owner Comment/Question: Jack Payette, resident unit #1105, said that they have been here the past 17 years with so many wonderful years of enjoyment. However, the past two years have been combative. What's happening here? Should they stay away and rent out or take a deep breath? Jack asked the unit owners to be civil to one another. Todd Dawson agreed and said that you cannot legislate morality.

Todd Dawson continued with owner comments.

Owner Comment/Question: Tim Baker owner of unit #100 referred to the declaration and rules regarding copies of all leases going to the Board for review. The group was in agreement to remove the requirement as the Board had never enforced the rule.

Owner Comment/Question: Lori Frey, owner unit #403, wanted to consider 1 week rentals versus the required two weeks. Shane Fancher said people will cheat with the 2 week requirement. Younger people cannot afford the two week minimum. Chery Walz suggested a 2X per month rental periods that way the units are blocked for 2 weeks but maybe just renting for one week. Dave Vieceli argued that 1 week people are not as respectful to other places. Sally Pike agreed that 2 week renters are better. Jack McGuirk said some of us bought her to live and changing to one week rentals would change the Sunset environment. Jack is for keeping the 2 week rental. Shane asked about a 4 week renter wanting to stay one more week and the unit they rented is not available, can he rent to them the extra week? The group said no. However, the group was open to the fact that if two weeks were blocked out then a one week stay would be OK. The general feeling was to leave the rule alone and not change to 1 week.

Owner Comment/Question: Bruce Harvey, owner unit #504, wanted the association to stress recycling by putting a sign over the bins. He was not happy that all were not recycling. The fact is not all people, owners and renters, recycle.

Owner Comment/Question: Shane Fancher, owner unit #103 & #900, wanted clarification in 7.4 regarding the ability of the Board to make large financial decisions without unit owner approval. \$50,000.00 is a lot of money. DeBoest said that the number could be lower but that the added language would allow the Board to update common areas without the requirement of a vote. Todd Dawson said that most expenditures are listed in the budget and are approved.

Owner Comment/Question: Shane Fancher, owner unit #103 & #900, wanted clarification in 10.2 regarding drywall repairs. Todd Dawson answered that if it is a casualty loss then the association is required to make the repairs to the drywall

Owner Comment/Question: Dave Vieceli, owner unit #405, wanted clarification on who is able to vote on behalf of a unit. The recorded deed owner, primary voter representing a trust or owner certificate may vote. One vote representing each unit.

Owner Comment/Question: Florence Webb, owner unit #1104, said that the Board has done a fantastic job at updating the condo documents and we should put it up for a vote.

Richard DeBoest thanked the group for their time and said when it comes up for a vote not all will win their specific topic. But a compromise and positive vote of 34 in favor will adopt the new Sunset Condominium documents. Thank You!

Richard DeBoest and Reggie Perkins left the meeting.

Just a few more comments for clarification and Sunset etiquette. Jack McGuirk wanted persons at the pool to secure umbrellas after use. Ann Adair did not want smoking on Lanais but in unit were OK. Others felt that after a smoker opens up their unit the smoke would dissipate to other open units. Jean said if a smoker closes up a unit on a non-smoking property and smokes how do you enforce the violation? Where is the smoke coming from? Todd said that tolerance and compassion are needed.

President Todd Dawson recapped the past discussion and said that ideas would be rolled into the final documents. Todd said not all will get their way but please keep an open mind on the total condo documents. Shane said will the renter provisions come out requiring the Board to approve each rental agreement. Todd said yes.

### Elevator Committee:

Steve Walz reported on the following elevator modernization project:

- Elevator Project: ThyssenKrupp was selected as the new elevator installation company for Sunset. The project will begin in May and will be completed in October 2018. Lloyd Shroyer had reported to Steve that ThyssenKrupp is ready to go with the project.
- Elevator Transfer Switch: The new elevators will have digital control boards. So a new digital transfer switch is need to for the generators to communicate to the new elevators. When a power outage happens the backup generator will power up and operate one elevator through the digital switching.
- Generator: The generator will be replaced in a like kind exchange process. Sunset will need to secure a permit(s) before the generator is ordered. However, the Board has approved Metro to seek permitting and order a new generator subject to the approval by the Town of Ft Myers Beach. Sunset had three companies bid the generator and transfer switch project with Metro getting the nod. It was also decided to go with a dual fuel system so the generator can operate on the current LP fuel and then be converted to natural gas when it arrives in front of Sunset. Doug Cardwell asked about the Verizon generator and fuel supply. Verizon wants their own dedicated fuel line to operate their generator.

- Fire Pump: Because the 66 units in Sunset are not sprinkled the fire department has stated that we do not need to have a larger generator to run a building fire pump.

### Manager's Report:

Bob Collins reported on the following topics:

- Bob gave his thanks to Steve and Lloyd for their hard work and efforts on the generator package and the preliminary thoughts that Sunset could eliminate the fire pump.
- Bob gave special thanks to Marilyn for her dedication to Sunset. Also it was Marilyn that hired him and for that he was grateful.
- The dryer vents have become difficult to inspect and keep clean. Bob has used lifts to inspect the vents. In March Bob will acquire another lift and inspect from floor 8 on up. Bob will check the shutter while up there as well.
- The Verizon project has come to a close and has been a great for Sunset's income opportunity.
- Bob wanted to thank all the owners that have cooperated and chipped in to make Sunset the great place that it is.
- Special thanks to Donna and Dave Vieceli were given by Bob because of the beautiful campus they have created and tirelessly maintain.

### Landscaping Committee:

Donna and Dave Vieceli reported on the following topics:

- The landscaping team has been very busy since Hurricane Irma. The cleanup was immense and the replanting has been a long process. Two loads of palm fronds and other debris was removed from the property. The Ficus removal along with the stump helped clean up the roadside look. The beds were also replanted with plenty of colorful flowers and plants. Mulch has helped add to the fresh look of Sunset's landscaping. Alf, Dave and Shane have volunteered to assist the team in the great campus look. Shane has also been busy weeding the rocks to prevent an overgrown look. Special thanks to the holiday committee for their Christmas lighting display.
- The Estero Blvd. project is inching closer to Sunset. Improvements to the Bayside of Estero (forced main) have been advancing while Gulf side (water, natural gas) is yet to be approved. When the road construction comes to Sunset the front entrance will be torn up and the easement will encroach all the way up to the concrete power poles. It may be up to 18 months before Sunset will be back to a flowing entrance and lush grounds at the street.
- Trash Removal will be in the plan as well as a staging area will need to be investigated near Estero Blvd. The Advance Disposal trucks has stained our pavers and we are trying to find a way to keep them off the property. Trash for owners, renters and guests will be the same, the dumpsters will just be moved on trash day to the roadside dumping site assuming we can get the appropriate permissions needed Jack McQuirk asked about the cleaning proposals for the stained pavers. Bob has two bids and waiting for a third for paver cleaning. Jack said the stains look bad. Sunset has a claim against Advance.

Advanced has acknowledged the claim but is waiting to deal with our claim until after they get their new trucks.

- Carousel will be building soon and Sunset should keep a close eye on the development. Sunset has been preliminarily informed of the initial plans. The Carousel was required by the Town to develop a beach access between them and the Outrigger. Sunset needs to evaluate how others may walk through the property to gain Gulf access.

### President's Report:

Todd Dawson reported on the following topics:

- This has been the 23<sup>rd</sup> meeting since taking over the President's position with the Board. It has been a busy year for all Board and committee members.
- The Verizon project is up and running and Sunset's revenue from Verizon is great to receive.
- T-Mobile contract was renegotiated to an amount with limited reduction in revenues.
- The Elevator Modernization Committee of Lloyd Shroyer, Steve Walz and Bob Collins need to be thanked. They spearheaded this project and received 4 bids. New elevators are within months away.
- The pavers were repaired after Irma but the staining continues. Advance may be getting new trucks but we need to move trash pickup to prevent future staining of our beautiful lot.
- Caller IP now is offering Wi-Fi service to all unit owners. The old pay as you go will no longer be in service after June 2018. Caller IP would install components in each unit of subscriber's units.
- Hurricane Irma was the big event this year. With Bob remaining onsite Sunset was able to jump right into cleanup and restoration mode. Bob was able to secure vendors right away. While we are back in business others on the island are still in cleanup and restoration mode. Special thanks to Bob and to Tim Henkel for his diligence with the pool to clean out debris and get the pool in balance quickly. Jean said Victor also needs to be thanked as well for meeting our drywall repair needs. Marilyn reported that Bob has made relationships and those connections delivered Sunset fast, quality and thorough work to put Irma behind us.
- The generator is another budgeted project that is being implemented for Sunset. Lloyd, Steve and Bob, Thank You!
- It takes a lot of people to run this place and we want to express our gratitude.
  - Thanks to the Teller Committee of Donna Vieceli, Bruce Harvey and Doug Cardwell.
  - Thanks to the Audit Committee of Jim Albinger, Bruce Harvey and Patsy Daniel. Donna was thanked for the ballot compilation.
  - Pat and Jack McGuirk were thanked for their energies in party planning and hospitality at Sunset.
  - Donna and Dave Vieceli was thanked along with her team (Jack and Pat McGuirk, Rosalie Pauck and Alf Kielhorn) in placing 700 bags of mulch and the fabulous, colorful plantings.

- The decoration committee (Alf Kielhorn, Rick Montgomery, Gloria Bunner (Michelle Fancher's mother), Jack and Pat McGuirk, Diane and Dave Linton, Dave and Donna Vieceli) continues to shine as the décor and night lighting are a complement to Sunset.
- The newsletter is always a work to get it all in place for printing and thank you to Diane and Marilyn for putting it together.
- Thanks to Jack and Pat, Dave and Donna, Bob Collins and Jack Deme for organizing and setting up the Bocce tourney each year!
- We welcome new owners Scott and Renee Drake to Unit 305!
- Sunset is a great community! However, each year we pause in the passing of our great friends and neighbors, Richard Freeman, Peter Graff and Lillian Lynch.
- Todd gave special recognition to the many years of service from Marilyn Henkel. Marilyn has served our Board well for 20 years! Marilyn is an original owner and she will be missed. Thank You Marilyn.

Wayne Porter, Vice President and Recording Secretary, wanted to make known that while Todd Dawson is thanking everyone, we need to thank him. Wayne continued by saying Todd jumped on the Board and assumed the Presidency in a very busy year. Todd has been the driving force behind the condo docs, the crisis manger during Irma, spearheading the elevator committee, with now focus on the generator process. Todd has been transparent and has kept all owners up to date with vital information. Thank You Todd!

The Teller Committee presented its tallying of the Proxy voting:

1. Board recommends waiving the statutory reserve requirement for 2018: 45 in favor, 1 opposed. Approved!
2. Board recommends applying the use of any 2018 excess assessments toward future 2019 assessments: 45 in favor, 1 opposed. Approved!
3. Board recommends waiving the CPA Audit of 2018 financial statements: 37 in favor, 9 opposed. Approved!

### New Business:

No new business was brought before the meeting.

### Old Business:

No old business was brought before the meeting.

### Owner Comments:

- Marilyn Henkel wished to speak on her retirement. She cherished all of her years at Sunset and her 20 years of service to the Board. She enjoyed living here and due to her personal health she would be moving back to her roots in Ohio. Marilyn did handle the finances of Sunset with great skill and diligence. Marilyn wished us all well with Sunset. Marilyn reminisced about her son Tim growing up in and around Sunset and the efforts Tim had embraced as Sunset needed help with projects. Tim contributed to the original

plantings and the replanting after Hurricane Charlie. The crowd applauded Marilyn and her contributions to Sunset and wished her happiness.

- Todd Dawson thanked Marilyn and wished her well in the future.
- Todd announced the New Board Members. They are Todd Dawson, Lloyd Shroyer and Greg Parish. These 3 will join Steve Walz and Wayne Porter, these 5 will be the Board of Sunset Inc. for 2018. Diane Linton who served our Board well will be leaving the Board. Thank You Diane for your years of service to the Board. Todd announced that the Board is scheduled to meet after the Annual Meeting to select Officers.

With no further topics to be brought before the 3 hour Annual Meeting, Florence Webb moved and Doug Cardwell seconded to adjourn the meeting. Motion carried.

Respectfully Submitted,

*Wayne M. Porter*

Wayne M. Porter  
Recording Secretary

The next scheduled Annual Meeting of Sunset will be held on February 20, 2019 at 10:00 a.m.