

SUNSET INC.

Board of Directors Meeting
January 23, 2019 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the roll. Steve Walz, Gregg Parish and Mark Bishopp attended by phone. Todd Dawson, Lloyd Shroyer and Bob Collins were in the office. Owners Dave & Donna Vieceli, Jack McGuirk, Stacy Bates, Scott Drake, Rosallie Pauck 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.

Board Seats

- Todd Dawson reported that for the 2019 elections only three people came forward to run for the Board's 3 open spots. The term for Todd Dawson, Wayne Porter, and Steve Walz expires in 2018. Todd Dawson, Steve Walz and Mark Bishopp are the only owners that are running for the Board. Therefore, as we have the same number of people running as there were open board seats no election needs to be held at the annual meeting.
- The 2019 Board will be Todd Dawson, Mark Bishopp, Lloyd Shroyer, Steve Walz and Gregg Parish.
- In light of there not being a need for an election Wayne Porter resigned from the Board for the remaining portion of his term which expires at the Annual Meeting so that he can devote more time to his business during the busy season. Wayne has been a great help to Sunset over the last several years and the Board thanks Wayne for his service.
- Todd Dawson moved and Steve Walz seconded the motion to have Mark Bishopp serve out the remaining portion of Wayne's term since Mark will be joining the Board in 2019 anyway. The motion carried and Mark Bishopp was added to the Board.

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Secretary's Report

- Lloyd Shroyer confirmed that the Minutes of the December 19, 2018 meeting were electronically approved on December 20, 2018. Todd Dawson moved and Gregg Parrish seconded the approval December 19, 2018 minutes. Motion carried. The meeting minutes were posted on the Sunset website.

- Lloyd Shroyer confirmed that the Minutes of the January 9, 2019 meeting were electronically approved on January 11, 2019. Todd Dawson moved and Lloyd Shroyer seconded the approval January 9, 2019 minutes. Motion carried. The meeting minutes were posted on the Sunset website

Treasurers Report

- Financial Reports were not available due to our accountant being focused on tax matters and Steve away attending to family matters. The December financials will be reviewed and approved at our meeting in February.
- An Audit Committee is being assembled to review our year end results as has been done for many years in the past.

Presidents Report:

Todd Dawson reported on the following information:

- Todd reminded everyone that the Annual Meeting is on February 20, 2019 at Charlie's Boat House beginning at 10AM.

Manager's Report:

Todd Dawson reported that the Board will be utilizing a new process for tracking the various projects that the Board gives to Bob throughout the year. The purpose of the report is to make sure we all keep track of the projects and that none fall through the cracks. The report will be maintained in cooperation between Lloyd and Bob and provided along with the agenda to the Board and owners. In this way we can all see what is on Bob's plate as we assign projects and can track their progress during the year. It will also be used to allow people to ask if they have a question on a project but otherwise Bob's section of the Board meetings will be just referring to the list. An owner did ask if all of Bob's tasks will be included. Todd said that this is really just a way to keep track of new or special projects and those that are more routine (such as sprinkler heads) would not be put on the list.

- Bob reported that recently an owner requested to have handrails be placed near the ends of the walkways by the beach to provide a handhold for those entering or leaving the beach. Todd Dawson moved to have Bob add the handrails as requested, Lloyd Shroyer seconded the motion. The motion carried.

Landscape Committee Report:

- The Landscape committee did report that they had finished moving soil and sodded the areas left behind tree removal.
- The plants and palms did take a beating during the last high wind storms but things are coming back.

- There is no update on the Estero Blvd update project in front of Sunset. Dave Vieceli did note that dewatering of the ground is getting closer but there is no update on when the project will impact Sunset.

Architectural Committee:

- Nothing was discussed in the meeting.

Social Committee Report:

- Cheryl Walz and Patsy Daniel were not present. Steve Walz did report that the Welcome Back Party was being moved to a date TBD due to predicted bad weather.

Old Business:

- Paver Cleaning. Todd reminded people that last month our attorney sent a demand letter to Advanced Disposal requiring them to take action to replace our pavers soiled by their trucks leaking oils. Recently Bob reported that an insurance adjuster was out taking pictures so it looks like they will be moving forward with a claim to pay Sunset for the replacement. No word on the amount. Todd suggested that now that we have an adjuster coming and we have a solution for the trash that we get quotes in line for the replacement of the soiled pavers. An owner asked if we could at the same time have then look at all of the cracked or broken pavers or landscaping and get that replaced as well. The Board agreed and will seek quotes for the paver work. He will also get a quote to get the pavers cleaned and sealed as well.
- Trash Dumpsters and Tug: Lloyd reported that the tug is on its way. We received new dumpsters from Advanced and new wheels have been put on the dumpsters to make rolling across the pavers easier. We are still waiting on two new plastic dumpsters for recycle, which are ordered by Advanced. We received an extra dumpster as well so even when the full ones are awaiting to be dumped there will be an extra dumpster in the garbage area. We received hitches for the dumpsters and Bob and Jerry Downen installed them on the new dumpsters. A new dumpster area was created at least temporarily with parking bumpers. When the tug arrives, we will begin putting the dumpsters out in the new area for pick up by Advanced. It is a work in process and we will see what changes need to be made as we move forward but we will get the trucks away from our building.

New Business:

- The Hiltons are purchasing 904. Todd called references and made needed checks and all was ok, Lloyd moved to approve their application Todd seconded, the motion carried.
- The Carricos have applied to join Sunset and are in the process of purchasing 203. Todd called references and made needed checks and all was ok. Lloyd moved to accept the application, Gregg seconded. The motion carried.
- Website upgrade. Todd is working with Wayne to see if our website could have an owners portal that would require a login so that more confidential information

could be shared with owners such as financial records. An owner asked if we could add a tab on our website that people could check to be directed to the possible rental locations. Generally, the idea was acceptable but Todd will check and see if it is possible. Then people outside Sunset could check that site and find out who to contact to rent a particular owners unit. An owner also suggested that we could put signage up to direct people to the website.

- Survey Monkey. The Board is considering the use of survey monkey which is free for a limited surveys as a way to take the owners temperature on a particular topic of interest.
- Lloyd Shroyer asked if we could require Comcast to upgrade their wiring throughout the building. An owner suggested another service was available in the area. Lloyd and Todd will begin looking at the options including the Comcast agreement and make a recommendation.

Owner Comments:

- An owner asked if the Board considered placing gates on the beach entrances which would be locked by a key. There was no current project under consideration, but the Board will consider it along with other plans currently being discussed for controlling traffic and guests during March/April. A suggestion was made for wristbands. The Board is considering all options that are administratively feasible and serves controlling the flow of people consistent with the new rules.
- The Board is also looking at the rules/restrictions on towing and signage necessary to help control the flow during the March/April period.
- An owner inquired about any news on Carousel. The Board had no new news but will ask the developer. Todd will also remind him of the mess in the empty lot and consider calling Code Enforcement to determine if storage of equipment is a permissible use of the lot.

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,

Lloyd Shroyer

Lloyd Shroyer
Sunset Secretary

The next Board Meeting is tentatively scheduled for February 13, 2019 at 9:00 a.m.
The Annual Meeting is February 20, 2019.