

SUNSET INC.

Board of Directors Meeting
January 30, 2020 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Mark Bishopp attended by phone. Todd Dawson, Lloyd Shroyer, Steve Walz and Bob Collins were in the office. Gregg Parish was unavailable. Owners Jack McGuirk, Marie Deme, Karen Spake, and Doug Daniel were present in the office.

Todd Dawson confirmed that proper notice was posted on January 26th, 2020 and was forwarded via email as a courtesy to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed that the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report

- Steve Walz made a motion to approve and post the minutes from the January 15, 2020 election meeting previously circulated. Todd Dawson seconded the motion and the motion carried.

Treasurers Report

- The December/Year End financial report was reviewed and discussed. The year-end operating budget ended up about \$42,000 over budget due primarily to: maintenance was over budget by \$17,700 primarily due to water damage from 705, security and fire was \$6,000 over budget due to the upgrade of our various devices and repair calls, flood insurance increased about \$1,000 a month from the last 5 months, maintenance wages were over due to Bob's bonus being paid in January 2019 not December 2018, pest control was over budget by \$2,158 due to the termite issue in one of the units, yard maintenance was \$4,700 over due to the sand removal project in front of the pool area. Lloyd Shroyer moved to accept the financial report provided by Steve Walz. Todd Dawson seconded the motion and the motion carried.
- Steve Walz is looking for volunteers to be on the 2019 Audit Committee. The audit will take place and the results presented sometime before the Annual Meeting on February 19, 2019. Participating on the Audit Committee is a great way for owners to gain a better understanding of the finances of Sunset.

Presidents Report:

- The Annual Meeting is scheduled for February 19th, 2019. The meeting will be held at Charlies again but will need to start earlier at 9am to accommodate their new lunch schedule.
- Cable and Internet. Sunset signed agreements with Century Link and DirectVue. Century Link will be running fiber optic throughout the building to provide high speed internet. DirectVue will be running new cable and will be providing Direct TV. More information will be sent to the owners as it is known to keep people as updated as possible. Due to the Comcast contract expiration on 4/1/20 it is unfortunate but the work of rewiring the building in March during our high time. Landline phone service is not part of the bundle being provided.

Manager's Report:

- The Board was provided an updated spreadsheet listing the current projects as well as those that were pending. Specific comments to that list are as follows:
 - Bob wants to make everyone aware that we can no longer get parts for our old Wieser lockset. Weiser is the lockset for all of the common doors, pool gate, etc and is the common lockset for all of the original door locks to condos. As we can no longer get the Wieser parts those people wanting to install new physical (non-electronic) locks will need to carry two keys. One for their condo and one for the common building doors and pool gates. We encourage people to go to electronic locks. Of course, Bob needs to maintain the codes and/or extra keys to any lock system so that the Association can gain entrance if needed.
 - We were notified by the Town that the water department will be shutting off the water next week for 3 hours. Bob will shut down the building water and then flush our lines prior to turning the water back onto the building to try and prevent silt from coming into the building.

Landscape Committee Report

- Donna Vecili was not present and no report was provided.

Social Committee Reports:

Good turnout at the recent welcome back party. Volunteers are being sought to host future parties.

New Business:

Drones

An owner asked us to investigate the laws around drone usage specifically involving taking pictures of people in our pool. We did contact our attorneys and they cited Florida law that restricts people from using drones to take pictures of people without their permission. The attorneys advised us that since it is State law, they would not

suggest making it part of our rules. Sunset did reach out and contact our association CAFMB and asked that they make the realtors aware of the rules since it is typically a realtor that contracts the drone company to take pictures. We will also send a note to the owners.

Cleaning Dryer Ducts

It was suggested that we get a bid for the cleaning of dryer ducts. Bob will look into it as it is a potential fire risk and get us a quote for cleaning the dryer vents this summer.

Hand Sanitizer

It was asked to put a big bottle of hand sanitizer in the lobby. Bob will get a bottle and put it in the lobby.

Chairs in the Pump Room

We are getting sloppy or lazy again about putting chairs in our pump room next to the beach. Years ago we had an issue with the fire department as the pump room was full of chairs from owners. Owners are reminded that the personal chairs are to be stored in their storage units. We will make a few of the plastic chairs available in the bike room (which is keyed) for people to use. Bob was instructed to change the code foer the pump room.

Owner Comments: No comments were received from the owners.

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

Respectfully Submitted,



Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday February 26, 2020 at 9:00 a.m.