

# SUNSET INC.

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

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Mark Bishopp, Lloyd Shroyer, Todd Dawson, and Jonathan Stoner attended by phone. Steve Walz, and Bob Collins were in the office. No owners were present.

Todd Dawson confirmed that proper notice was posted on July 27<sup>th</sup>, 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

- Lloyd Shroyer confirmed that the minutes from the June 29th, 2020 were previously presented for review and approval via email vote. No amendments were requested, the minutes were approved for posting to the website.

## Treasurers Report

- Steve Walz reviewed the June financials.
  - Operating fund is running to within 1% of budget. We are over in insurance which is due primarily to an increase in workman's comp insurance which now correctly takes into account Bob Collin's full compensation including housing. In addition, our general insurance is higher than budgeted due to an increase in premiums.
  - On the replacement fund since no major projects have been undertaken, we are \$34,000 under budget on our replacement fund. The current balance on our Replacement Fund of \$138,000.
- Lloyd Shroyer asked about Direct TV and Internet cost and noted they are showing reduced rate as expected as compared to our previous Comcast bills which covered only cable tv.
- Lloyd Shroyer also asked if we had made any progress on switching our phone service over to an internet service now that we have fiber optic internet, which would save the association \$200-\$300 a month. No progress has been reported. Bob and/or Lloyd will get with Dustin from UltraVue who assisted Lloyd in establishing internet telephone.
- Mark Bishopp moved to accept the June financials. Lloyd Shroyer seconded the motion and the motion carried.

### Presidents Report:

- T-Mobile: Todd Dawson reported that we finally received a check from T-Mobile for the \$36,000 generator payment as well as for the first-year maintenance fee payment. The funds were moved into our replacement fund. Bob Collins confirmed that the contractors have completed the work to connect the T-Mobile equipment to our generator, however, they do need to replace their transfer switch to get one compatible with our generator.
- Newsletter. We are behind on sending out newsletters. Todd asked that Lloyd, Bob, and Steve send their content by the end of the next week (August 7, 2020) and we will get a newsletter out in August.
- Remodeling requests. We received the appropriate forms from 204, 503 and 1105 to seek board approval to install alternative floor covering. All will be using the approved sound deadening material under their tile. Concern was expressed about our requirement to notify nearby occupants of construction work. Bob will post a general notice in the lobby when the work is scheduled. Concern was also expressed about tile installers using either the common area or lanais to cut tile which causes excessive dust and mess for surrounding units. Our Renovation Rules already state that: "Major work that cannot be done within the confines of the unit must be done in an area designated by the Manager. The Owner or Contractor are responsible for daily cleanup of the area." Therefore, Bob will remind any of the contractors that the tile cutting must be done in the condo with the shutters closed to prevent tile dust from invading or making a mess in other units. If that cannot be done, then they must cut the tile down by the shed. After the discussion, Steve Walz moved to approve all three requests for remodeling upon conditions noted. Lloyd Shroyer seconded the motion and the motion carried. Todd Dawson will follow-up with letters to the owners.

### Manager's Report:

- Ryan Hamman of Hammond painting has been at the site and is ready to begin working on the painting project. They will be starting Monday August 3. Bob will coordinate with them to provide access and block off the area under construction.
- Numbering on the new bumpers is going ok, but slow. Bob does need a new hammer drill to drive the anchors on the new bumpers. The board approved the purchase of the hammer drill which will be useful for other jobs.
- With the weather that is projected Bob will move his focus to ensuring shutters are down and that the weatherstripping is on the jalousie doors. Owners will be charged for the materials and Bob's time to replace the defective sweeps. Bob will also check the shutters in all units to ensure they are down.
- We still have one pool heater not working. Previous advice was to replace and not repair the heater due to the age of the heater. Bob will re-send the quotes for the new heater back out and we will put it on the August agenda.
- Broken sprinkler heads were replaced and adjusted by Integrity Sprinklers. Duration was adjusted in certain zones as well to prevent grass from dying in certain spots as has

happened recently. We are going to calendar a call to Integrity on quarterly or perhaps semi-annual basis to check all heads and the system.

- The palm trees are scheduled to be de-nutted.
- We are adding the cleaning of the rocks on a 6-month schedule to Bob's list of things to do so we can keep ahead of the sand accumulating on those rocks so they do not get as bad as before costing us to have a contractor remove the sand and re-sod. It is felt if we use the fire hose to periodically clean those rocks that we can keep ahead of the sand.

### Landscape Committee Report

- The Landscaping Chairperson was not present however, Bob Collins and Steve Walz reported that new sod was laid in three spots and is doing well.
  - Palms were installed by the garage and by the grill area where trees were previously removed.

### Social Committee Reports:

- The Social Chairpersons were not present.

### Old Business

- Wireless water detection. We are still looking into this suggestion.
- Hurricane preparedness – with the season approaching we will remind people of their responsibility to prepare their unit for the season. The most important of which will be to ensure that owner's freezer and refrigerators are free of perishable food items.

### New Business:

- The Fire Marshall was recently at Sunset. He noted that the pump room needed to be completely cleaned out of all tables, chairs, shelving etc. Lloyd Shroyer called and spoke with the Fire Marshall to get more clarity. We understand that if we replace the gate cage with a solid block wall with an approved fire door that we could then leave the rest of the contents of the room alone. Bob is getting a quote to build an appropriate block wall including a fire door. When we get the quote Lloyd will reach back out to the Fire Marshall prior to construction to ensure it indeed does meet code and his approval.
- An owner sent Todd an email asking if we could put some type of board in the lobby listing all of the owners. The board didn't feel that a board listing the owners would help the looks of the lobby, however, Bob will put a copy of the directory in the lobby for people to read.
- An owner sent an email to Todd asking if we could put the motion sensor hand sanitizers in the lobby. Bob will look into getting some quotes and a potential location.
- The board would like to install a bulletin board in the lobby in a convenient and easily viewable location for committees, owners and the board to post information regarding events such as Tiki-Tuesdays, bocci, etc. The goal would be to keep the lobby a little cleaner and to have a place for people to post information instead of taping it in the

elevator and the glass column. Bob is looking into getting a nice bulletin board and a proper location.

- Our shuffleboard court is in need of repair. Steve Walz obtained an initial quote to resurface and level the court. The board is in favor of the project and Steve will get additional quotes from qualified vendors.
- Requests have been made to have an “official” bocci court constructed. Steve obtained a quote for the construction of a court adjacent the shuffle-board court. Initial quotes were \$10,000-\$15,000. It was felt that the board should get the owner’s comments or thoughts about not only the need and expense but potentially the location. Todd will either craft an email to take the temperature of the owners. If favorable we will get additional quotes.
- A discussion was also had regarding several complaints the board has received about an owner that has developed the habit of yelling at people from their lanai about going home and not being welcomed. The owner has confronted a few visitors and guests as well including walking into a unit, uninvited. Sunset’s attorney was consulted about our rights and abilities. Our attorney said that we are limited in our ability to do anything official, however, if the situation becomes extreme the board or any other owner could call the Sheriff and request a 72 hour committal. Bob will talk to the owner’s daily helper and will provide Todd the name and number of the helper along with the family members. We will talk to them first to see if they can influence the owner to stop the behavior. If not, the association does have the power to fine the owner for creating a nuisance. We would hope that with contacting the helper and family the actions will stop.

Owner Comments:

No owners were present.

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*

Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday August 27<sup>th</sup>, 2020 at 9:00 a.m.