

SUNSET INC.

Board of Directors Meeting
August 27, 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. Owners Marcia Bailey and Marie Deme were present in the office.

Todd Dawson confirmed that proper notice was posted on August 24th, 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 with all the board present the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report

- Lloyd Shroyer presented minutes from the July 27th, 2020 board meeting. No amendments or corrections were suggested. Todd Dawson moved to accept the minutes as written. Mark Bishopp seconded the motion and the motion carried. The approved minutes will be posted to the Sunset website.

Treasurers Report

- Steve Walz reviewed the July financials.
 - Operating fund is running about \$6,000 over budget a large portion of which is attributed to the increase in insurance premiums.
 - On the replacement fund the \$36,000 payment from T-Mobile for our generator was paid and deposited into our replacement fund. To date no major projects have been undertaken this year so our replacement fund is growing nicely.
- Lloyd Shroyer moved to accept the July financials. Mark Bishopp seconded the motion and the motion carried.

Presidents Report:

- None provided as Todd Dawson's comments will be held till later regarding the Fire Inspection.

Manager's Report:

- Bob is finishing up the installation of the new parking bumpers which really look nice and will last many more years and be easier to handle than the concrete bumpers.

- We had a few issues at the pool which Bob took care of and the pool seems to be clean and running correctly.
- Previously the board approved Bob installing updated door sweeps on all units that needed updating in advance of the hurricane season. Bob completed updating and provided Todd Dawson a list of all of the units and the costs associated. Todd Dawson will work with Steve Walz to send a notice to the units updated requesting payment. The sweeps cost \$15 a piece and Bob's labor per door \$10 so the cost is minimal for this important improvement to help protect the building from water intrusion during a storm.
- We are having issues with our front door and code box not functioning again intermittently. We have had the vendor out twice to make repairs and it works for a period of time but then stops working. Bob will stay on top of this matter. Lloyd Shroyer asked about getting a new price on an updated board as the last we heard the current board (control box) was outdated and needed replacement. Bob will ask for a quote.
- Direct TV was back out at Sunset and helped Bob update and take care of any owners having issues we were aware of. They are also looking at our phone lines and to switch our phones, including the elevators, over to internet phone services thus saving Sunset money on phone charges.
- The underbuilding painting is complete.
- Todd Dawson asked that the use of the fire hose on the rocks be added to his list on an a twice a year schedule. It is felt if we use the fire hose to periodically clean those rocks that we can keep ahead of the sand.
- The Fire Marshall was recently at Sunset. We are awaiting the complete report from the recent inspection. Clearly with a change in management within the FMB Fire Department items that have been cleared for decades are now being flagged as potential violations. We will get the complete report and then address the points asbest we can. Sunset has had a long history of being a good citizen with the local agencies including allowing the FMB Fire Department to practice on our building. We will do our reasonable best to comply with this new inspection report.
 - A few big issues that we were told include:
 - Cleaning out all of the flammable materials from Bob's office and the transfer switch rooms including his wooden desk.
 - The pump room needs to be cleared out of all material or a separate block fire rated block wall and fire rated door be installed where the cage is now. We will try and locate someone to do the drawings, pull permits and then build the required wall.
- The stairwell painting is complete and looks great, but Steve Walz noted that several of the lights are looking shoddy and when we have time and money, we should update those lights. We will put the matter on Bob's "to-do" list so we can track it and not forget.

Landscape Committee Report

- The Landscaping Chairperson was not present however, Bob Collins and Steve Walz reported:
 - Steve and Cheryl Walz and Marcia Bailey have been planting flowers around some of the poles and the empty planting beds to fill in.
 - Estero continues to be a mess in front of our building.
 - It was suggested to remove the remnants of our planting beds that were adjacent our driveway for now and then await the sidewalks to be installed before we rebuild. The planting beds are currently washing out during a rain. It was agreed to remove them for now.
 - Steve Walz volunteered to work with the city to get their requirements/restrictions prior to beginning a plan.

Social Committee Reports:

- We are looking for Social Chairs for the coming year.

Old Business

- Wireless water detection. No new information. We are still looking into this suggestion.
- Hurricane preparedness – the sweeps were installed as per the above comments.

New Business:

- Depending on extent of the repairs required to comply with the Fire Inspection
- Lloyd Shroyer had an update regarding switching from hard wired landlines to internet calling for our elevators and office. We have three phone lines for Sunset with one of those lines being dedicated to the elevators. Currently Thyssenkrupp monitors our phone lines as part of their Gold Service plan but the phone line itself cost us about \$67/month. The other two lines are split between the entrance box and Sunset's phone lines. Those two lines run about \$187/month. The \$187/mo can go completely away when we install the "boxes" to switch us to VoIP (voice over internet protocol) in other words internet phone.
 - Lloyd confirmed we can use VoIP for the elevator emergency phones and allow Thyssenkrupp to continue to monitor.
 - It would take three "boxes" to fully switch us from hard land lines to VoIP at \$50 each. The board agreed to purchase the three boxes required.
- Lloyd Shroyer asked if Bob to share the log in information for the Thyssenkrupp website so we can track their maintenance and issues we have had with them recently.
- We have one pool heater not working and have a quote for \$2500 for the repair to get it working. However, the heater unit is more than 10 years old and the board felt that it would be better to get a quote to replace it. Our last heater we replaced cost Sunset around \$8,000. The board felt that based on the age of the heater and the advice from our pool people it would be better to replace the heater. Todd Dawson moved to spend the money to have the heater replaced, Steve Walz seconded the motion and the motion carried.

Owner Comments:

Owners Marcia Bailey and Marie Deme left the meeting early and there were no owner comments..

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 September 24th, 2020 at 9:00 a.m.