

# SUNSET INC.

Board of Directors Meeting  
September 24, 2020 9:00 a.m.

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

Todd Dawson confirmed that proper notice was posted on September 21st, 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 with four of the five board members present the quorum requirements were satisfied, and the meeting can be held.

## Secretary's Report

- The minutes from the August 27, 2020 board meeting have not been completed. They will be completed and circulated prior to the next meeting.

## Treasurers Report

- Steve Walz reviewed the August financials.
  - Operating fund is running about \$15,000 over budget a large portion of which is attributed to the increase in insurance premiums, elevator service calls, replacement of fire sensors, and internet/cable costs.
  - On the replacement fund we are \$110,000 under budgeted spend as no major projects have been undertaken as yet in addition to the deposit of the \$36,000 from T-Mobile.
- Lloyd Shroyer moved to accept the August financials. Todd Dawson seconded the motion and the motion carried.

## Presidents Report:

- We were contacted by Md7, a representative of Verizon seeking to renew the contract of the tower but at a 30% reduction. Through an email discussion with the board the board felt the offer was unacceptable. Todd Dawson responded to Md7 that the offer was not acceptable and that Sunset prefers to simply allow the agreement to automatically renew per the agreement with the current rate and automatic increase. We have not heard from them since. They have until October 21<sup>st</sup>, 2020 to give us formal notice of Verizon's intent not to renew. If we do not hear from Verizon by that date the contract will automatically renew.

- Mid-Island Water Sports sent a notice to Sunset that he is no longer interested in raking our beach in exchange for chair rental concession. He wasn't renting enough chairs even pre-covid to justify the gas and cost to rake our beach. He suggested another company could rake for a fee. The board is happy with the way they take care of our beach and asked them to put together a proposal to continue to operate a rental business and to rake our beach for a fee.
- Fire Inspection: We received the detailed Fire Inspection Report which contained several items that have never been an issue and have passed previously. We will provide the owners with a complete update.
  - The most significant issues include; clearing out the pump room (or building a fire wall), adding automatic door closers on the dumpster room, and ensuring that the owners storage units do not have anything combustibile within 24" of the ceiling.
  - Todd Dawson contacted the Deputy Fire Marshall and received an extension on those items, Bob is making a list and will complete the rest of the items. We also reached out to other condo's and what we are experiencing now with a heightened scrutiny from the inspectors is not unique to Sunset.
  - Todd Dawson is also researching whether or not we are actually required to have an ELSS. We opted out of the sprinkler retrofit, but the Inspector is saying that we need an ELSS. We believe that we are exempt from the requirements. Todd Dawson will conduct additional research and update the board.

### Manager's Report:

- A new pool heater, previously approved, was installed and is working.
- Stairwell painting is completed and Bob is installing the angle irons under some of the stair pans most affected. Bob had a quote for a few hundred dollars to tack weld the angle irons in place. Thereafter the paint crew will come back and touch up paint after welding.
- Lloyd Shroyer asked Bob to contact Austin from the paint store that helped build the specs to ensure that the painters actually performed and used the product according to their bid.
- We are still having issues with the internet in certain units. Bob Collins and Steve Walz have been assisting in getting the kinks worked out which has been very much appreciated.
- Bumpers installation is complete.
- Bob is behind on a few tasks due to his work with the painting crew. He will begin doing the power washing this week so we can get that done before the season starts.
- The lobby needs a little touch up painting due to nicks.
- Bob suggested that we should put proper signage in the lobby and on the doors regarding masks being worn in the lobby area along with the 6' spacing dots in our lobby to help against the spread of covid.

## Landscape Committee Report

- The Landscaping Chairperson was not present however, Bob Collins and Steve Walz reported:
  - One of our landscapers accidentally sprayed a plant killer in one of our planting beds and killed the plants. They agreed to replace the killed plants.
  - Lance Wilcox sold his business. The new owners have the capability of providing all of our landscaping needs. Steve Walz will follow up with them to get a complete quote. The new landscaper also offered to walk through our property on a monthly basis with us to provide thoughts and comments on what we should be doing or needs attention. They would also be interested in helping in the design and giving us a proposal for the front of our building after Estero is completed.

## 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:

- Lloyd Shroyer took the initiative to have quotes provided to Sunset for the replacement and modernization of our front door call box as it has been giving us intermittent problems and we have been told that the current board is obsolete now.
  - The first quote is for \$5,251.90 which is for a replacement of the current board but more updated. No additional features. When we shift to VoIP we could possible add owners cell numbers that could be called from the box should a renter/guest need access.
  - The second quote is for \$4,364 is for an upgraded system with more features such as allowing an owner or Bob to program temporary access numbers that could be used for renters for a specific period, or one-time usage for contractors. Temporary codes would help provide security as the codes would only work for a specific period of time. It can control up to 4 entrances including the pool gate for an extra fees. The downside is that the more extensive board comes with a monthly fee of \$113/mo for all of the features.
  - The board will take the information under consideration and possibly work it into the 2021 budget. We will table for now as we may have additional expenses relative to items we need to fix for the Fire Inspection.

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 October 29th, 2020 at 9:00 a.m.