

SUNSET INC.

Board of Directors Meeting
March 25, 2021 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Lloyd Shroyer and Mark Bishopp attended the meeting by telephone. Todd Dawson, Steve Walz and Bob Collins were in attendance in the office. Jonathan Stoner was unavailable. Owners Doug Daniel and Dave Vieceli were present in the office.

Todd Dawson confirmed that proper notice was posted on March 22, 2021 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 meetings on February 25 and March 9, 2021, were reviewed. All minutes were approved without correction by motion. The approved minutes will be posted to Sunset's webpage.

Treasurers Report

- Steve Walz provided a review of the February 2021 financials for Sunset.
 - The Operating fund slightly under budget for the month, however, this is due to the late posting of our water bill. If that is taken into consideration, we are tracking very close to budget.
 - Sunset did receive a \$500 refund on the taxes we pay on the cell tower rental.
 - The Replacement fund is currently under budget as there were no expenditures in the month of February, however we do have the expense of the dumpster doors coming in March as well as the wall required in the pump room which will eat up the current surplus in our Replacement Fund.
 - Lloyd Shroyer moved to approve the financials as presented. Todd Dawson seconded the motion and the motion carried.
- Steve Walz led a discussion on insurance policy payments. In the past we have used short term loans to pay for the insurance to keep our reserve funds up. We currently have about \$180,000 in the reserve balance and the major flood policy has a premium

of around \$60,000. After discussion mark Bishopp moved to pay this premium from our reserve accounts and Lloyd Shroyer seconded. The motion carried, Steve will instruct our accountant to pay this flood premium directly.

Manager's Report:

- The dumpster room doors have been installed and look good. The contractor needs to paint a last coat and Bob will install a coded lock. Due to the size of the doors they will remain locked with only those needing access to have the code.
- The new pool chlorinator is still not working and has been replaced but the replacement failed as well. They will be replacing with a new automatic chlorinator. Other than the chlorinator issue, the pool has been running well and looking good.
- Bob has contacted Austin to help us out on the pool wall, canopy and big S. He will recommend the paint and contractors. We are waiting on his schedule to come to Sunset. We will be changing the color of the pool wall back to the white to match the building. The colors are on file at Sherwin Williams.
- 1101 main valve will be changed after April 15. Bob will get a quote but will proceed if the quote is under \$1,000.
- Amerigas has promised to give Bob a quote for a new propane tank and a cost to bury. Bob has called multiple times but had difficulty getting them to provide a quote.
- Lloyd asked about the outside electrical outlets that were mentioned by the Fire Inspection. Bob will get new outlets as suggested by the inspector.
- Todd Dawson and Bob will review the Owners cages still needing attention and Todd will send an email out to the owners to get their cages into compliance or we will have to ourselves and charged the owner.
- No quote has been received to professional light the property for Christmas.
- Lloyd Shroyer asked if Todd Dawson had written Thyssenkrupp regarding frequent elevator calls. He had not but will do so before the next meeting.
- Steve Walz asked to ask Crowler's (roofing contractors) to provide us an update quote to replace the managers roof and Sunset's roof so that we can update our budget accordingly for the long term plan.
- We are now running on VoIP for our office phones which will save Sunset on phone charges.

Landscape Committee Report

- Dave Vieceli and Todd Dawson gave a brief update on beach raking. As discussed last meeting Dave contacted Bill Perry from Perry's Beach Raking. He will provide a free rake of the Sunset beach to determine the cost for him to rake as a replacement to Mid-Island Water. In addition, he will be seeking box rake permits to pull sand from our rocks and from the ridge near the water toward the middle.

- Fence proposal. Lloyd Shroyer and Dave Vieceli presented the proposal they had been working on to address the Estero blvd side now that it is complete. The board asked for a low, medium, and high cost proposal. The committee provided a proposal in a “ala cart” format to include fencing along and gate options along Estero to the west, Carousel to the north and partially along the south side. Parking lot gates were included and suggested by the committee. Several suggestions were made by the board to the committee for a revision of the proposal prior to sending it to the owners. Upon making the changes Todd Dawson will include a copy of the proposal to the owners in the form of a survey. The results of the survey will be used to form the material for an eventual vote by the owners. The committee supported proposal is in excess of \$50,000 as an addition to our common area and therefore Sunset documents require an owner vote to proceed.
- Paving quote. Originally, the extension of the paver project was quoted separately but, at the board’s request, was included in the landscape fence proposal. It was discussed that the paver project should be considered separately as it does not relate to the fence or gating. The proposal submitted earlier included expanding or squaring up the parking lot near Estero on the north and south sides to add additional spaces. The expansion also creates a separate dumpster area as was originally contemplated when we moved the dumpsters to Estero. The paving quote also included an \$1800 item to rebuild the planter due to the root ball of the tree and being hit by cars. It was clarified that the rebuilding was not to expand the planter but to just rebuild it. Landscaping was asked to have the Christmas palm removed and planted eventually along Estero. The quote to add the additional spaces, add some arrows, and rebuild or shorten the planter is about \$11,000. Steve Walz moved to accept the Able and Willing quote with modifications as discussed to expand the lot and fix the planter and then also to have the Christmas palm moved. Mark Bishopp seconded the motion and the motion carried. Lloyd will make contact with Able and Willing pavers.

Social Committee Reports:

- We are still looking for Social Chairs for the coming year. COVID is putting a damper on any of our normal parties.

New Business:

- Unit 1000, Durst, is requesting replacement of his sliders, guest window and the door from the master to his lanai. The proper forms were submitted and all components meet Sunset’s spec. Steve Walz moved to approve and Lloyd Shroyer seconded the motion to allow the installation. The motion carried.
- Unit 203 Carrico is requesting to install alternative floor covering. The sound barrier meets with Sunset’s approval however they need to submit a sample for our files. Steve

Walz moved to allow them to proceed subject to supplying a sample as required by our rules. Lloyd Shroyer seconded the motion and the motion carried.

- FFS quote to replace the fire valve near Estero for \$6,500. We will put this in our Replacement Budget for next year as currently it does not appear to be leaking. If something happens before then we will, of course, replace it.

Owner Comments:

No additional owner's comments were made.

With no further topics to be brought before the Board, the meeting was adjourned by motion.

Respectfully Submitted,

Lloyd Shroyer

Lloyd Shroyer, Sunset Secretary

The next Board Meeting is tentatively scheduled for Thursday April 29, 2021 at 9:00 a.m.