

SUNSET INC.

Board of Directors Meeting
July 1, 2021 9:00 a.m.

Todd Dawson called the meeting to order. Lloyd Shroyer called the role. Todd Dawson, Lloyd Shroyer, Jonathan Stoner and Emidio Carrico attended the meeting by telephone. Steve Walz was in attendance in the office. Bob Collins was not available due to illness. Owner Cheryl Walz was present in the office.

Todd Dawson confirmed that proper notice was posted on June 29, 2021. The meeting is also being recorded.

Confirmation of a Quorum:

- Todd Dawson confirmed with 5 of the 5 board members present the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report

- The minutes from the May meeting were not available for this meeting but will be prepared for review at the next meeting.

Treasurers Report

- Steve Walz provided a review of the May 2021 financials for Sunset.
 - The Operating fund was slightly over budget. A substantial portion of that overage can be attributed to our water bill. Steve has looked into the history of our water usage as compared to last year and we are using considerably more water. We will be looking into the pool to see if it may be leaking since it is on city water and has an autofill feature which could be the cause of excess water usage.
 - The Replacement fund is currently under budget as there were minimal expenditures in the first months of the year, however, a good portion has already been committed for expenditures later in the year..
 - After discussion, Jonathan Stoner moved to approve the financials as presented. Lloyd Shroyer seconded the motion and the motion carried.

President's Report:

- Fence/ Planting What's Next
 - An email received by the board alleging fraud or other illegal actions in the Fence/Planting vote was sent to our attorney for review and comment. Our attorney responded by email which was shared with the board. In his email he

stated that there was no illegal activity in the manner in which the vote was conducted as it did not involve the election of the board which is highly regulated by Florida Condominium law.

- After a lengthy conversation the board felt that instead of moving forward with an option that did not receive sufficient votes that new materials will be prepared with only two options: Planting and/or Fence. The thought was perhaps there was inadvertent confusion cause by listing options A, B and C. The materials will again be sent to the owners after approved by the board. Steve Walz volunteered to take the first shot at drafting the materials needed for the second vote. In addition, he will add a drawing of the proposed plantings forming a barrier.
- **DISH Contract:** The contract sent by DISH for rental space on our roof was again reviewed. No changes were suggested by our attorney or the board. The revenue from this agreement was not anticipated in the current budget. Jonathan Stoner moved to accept the contract and allow DISH to put antennas on our roof as specified in their contract. Steve Walz seconded the motion and the motion carried.

Manager's Report:

Due to an illness Bob Collins was unable to attend the meeting.

Landscape Committee Report

- The board received a letter from Landscaping Committee:
 - asking if the Able & Willing Pavers could run raceways for electrical conduit and irrigation for the planting bed that is being rebuilt. Steve Walz will talk with Able & Willing.
 - And confirming that when Karras moves the Christmas palms from the planting bed one is to be placed on the south side of our entrance and the other will go where we removed the bird of paradise tree near the pool.

Social Committee Reports: We need Social Chairs for the 2021 season!

Old Business:

- Paver expansion is in the permit process as well and awaiting approval. The city rejected the original permit application, and he is re-submitting. The Contractor was making further measurements for a drawing to be resubmitted. Essentially, we are adding an additional parking space while creating room for our dumpsters.
- Paver sealing will be held off until the expansion project is completed.
- Entry Sign: Our original contractor was unable to get through the permit process and suggested we go with another contractor. We received two additional quotes from vendors. Bella Signs came back in as the cheaper at \$16,000 which is close to the original cost. After discussion Todd Dawson moved to accept the Bella quote for the

new sign. Lloyd Shroyer seconded the motion and the motion carried. Lloyd Shroyer will reach out to Bella and let them know.

- Crowler Roofing has been onsite to conduct a review of our roof in the main building and managers house so we can have a more accurate number for budgeting purposes.

New Business:

- We received a quote for painting from Florida Painters for \$8,520 for the painting of the pool wall, big S, canopy, and the elevator room door and steps. After discussion, Lloyd Shroyer moved to go forward with the quote. Jonathan Stoner seconded the motion and the motion carried.
- The town continues to have an issue with our exterior lighting as it relates to turtles. Bob has put up notices to all tenants to have their lanai lights off at night. Todd Dawson will develop a message to owners informing them of the potential issue and asking that any lanai lights be within the guidelines.
- AC Drain Cleaning: The quote is to jet out our drain lines. The quote wasn't provided in the board package and will be held over until the next meeting.

Owner Comments:

- An owner supported the re-vote for the fence/planting.

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 July 29, 2021, at 9:00 a.m.