

SUNSET INC.

Board of Directors Meeting
March 31, 2022, 10:12 a.m. EST

Mark Hilton called the meeting to order at 9:12 am EST. Mark Hilton called the role. Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst attended the meeting by phone. Owners Dave & Donna Vieceli, Cheryl Walz, Jack McGuirk, Douglas Daniel, Kimberly and Patrick Tortora, Rosalie Pauck were present.

Mark Hilton confirmed that proper notice was posted on March 28, 2022, with a courtesy copy being emailed to the owners. The meeting is also being recorded.

Confirmation of a Quorum:

Mark Hilton confirmed with 4 of the 5 active board members present the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report

The minutes from the February 24, 2022, have been reviewed by the board members. Emidio Carrico made a motion, Linda Durst second. Motion carried. The minutes will be posted to the Sunset website.

Treasurers Report

- Emidio Carrico provided a review of the February's 2022 financials for Sunset.
 - The budget is tracking close to actual to budget and is slightly favorable in the operating fund
 - Should have sufficient cash in operating fund to pay flood insurance premium in April
 - The \$100 for the social committee was separated into a different account and has now been spent and will no longer be a line item.
 - Financial report to be mailed as part of meeting notices
- Mark Hilton moved to approve the treasurers report, Stacey Howard seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes and the motion carries.

President's Report

- LCM Engineering is currently performing their inspection today, March 31, 2022 and April 1, 2022. Report should be received in about 30 days.
- Beach Renourishment Project – our beach is in accretion; city looking at classifying our beach as critical eroding (CE) so they can bring in sand to address the ponding. Other Condo units (Dave Nusbaum at Island Winds will be meeting with attorneys) are concerned that the city take control after the city adds sand. The question is who would own the beach if listed as a CE. Roger Hernstadt, City Manager, stated that it does not affect our right as property owners. One concern is the city would create an ordinance to put plantings area 10 foot wide over

across 80 % of the beach. Kim Tortora offered to help. Stacey Howard asked about where the plantings would be placed. Mark Hilton commented that he had heard that it may be near the shoreline.

- Landscaping, Social, and Decorating Committees
 - Landscaping committee formed
 - Steve Walz 400
 - Cheryl Walz 400
 - Scott Drake 305
 - Rosalie Pauck 1103
 - Donna Vieceli 405
 - Diana Hilton 904
 - Kelly Grehek 603
- Jonathan Stoner joined the board meeting.
- Mark moved to recognize these owners as the Landscaping Committee. Stacey Howard seconded. No discussion. Vote taken and Emidio Carrico, Stacy Howard, Linda Durst, Mark Hilton, Jonathan Stoner with ayes and the motion carries. The Landscaping Committee should appoint a leader(s) that will report monthly to the board with an email. There is money in the budget for landscaping and a request for money will need to come from the leader(s) of the committee to the board for approval.
- Social and Decorating Committees are still being formed
- Thank you, Diana Hilton, for the excellent newsletter.

Manager's Report

- David from Blossman will send a bid to recondition the propane tank. David thought that reconditioning will give us 4-5 years. One spot on lower part of tank noted to have rust. More discussion needed when natural gas comes to the island.
- Kevin from Coastal Doors will give a bid to replace generator and bike doors. Kevin stated that he can repair the north stairs. Two doors facing the Tiki Hunts have louvers and Bill from the fire department is checking to see if the louvers meet requirements. Bill will report findings to Kevin and then Bob will get the bid.
- Water Pump System update; have two bids (Life Safety and Reflow Plumbing). Bob will send bids from Life Safety and Reflow to board members. Emidio Carrico has another company to get a additional bid.
- Fire Extinguisher in Verizon booth still needs to be inspected. Fire inspector will be here this week to check fire extinguisher and then finish the report.
- Bob has replaced the carpet in the bedroom and painted all rooms, except living room. So far has spent \$260 on paint. Emidio Carrico stated there is money in budget to paint living room.
- Karras has completed their work, including lighting on trees on Estero and trimming the Bismarks.
- Garbage Bin Tower is not working; Bob will replace the charger/batteries but may need to have it serviced.
- Elevator update: Operating fine for the last 30 days, only a few comments. Discussion about the Gold Service Agreement. Bob will forward the agreement to the board members.

Old Business

- Budget for upgrade for the main electrical update discussion. Emidio Carrico stated that this is a placeholder carried over year to year that is available if there were repairs that needed to be done.
- Crowther Roofing & Sheet Metal of FL report discussion. Area of concern at bottom of staircase with a slab of metal that appears to be indenting into the membrane and needs to be repaired ASAP. Bob will address.

Owners Comments:

- The meeting was open to the owners present and all questions and concerns were addressed.

With no further topics to be brought before the Board, the meeting was adjourned at 11:17 am EST by motion.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary

The next board meeting is tentatively scheduled for Thursday, April 28, 2022, at 9:00 a.m. EST.