

# SUNSET INC.

Board of Directors Meeting  
April 28, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:05 am EST. Mark Hilton called the roll. Mark Hilton and Linda Durst attended in person. Emidio Carrico and Stacy Howard attended the meeting by phone. Owners Dave & Donna Vieceli, Steve & Cheryl Walz, Diana Hilton, John Tucker, Doug Cardwell, Rosalie Pauck, Scott Drake, Caroline Jenner, Ken Durst, were present. Bob Collins, manager was present.

Mark Hilton confirmed that proper notice was posted on April 25, 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 March 31, 2022, have been reviewed by the board members. Mark Hilton made a motion, Emidio Carrico seconded. Vote taken and Stacy Howard, Mark Hilton, Emidio Carrico and Linda Durst with ayes. Motion carries. The minutes will be posted to the Sunset website.

## Treasurers Report

- Emidio Carrico provided a review of the March's 2022 financials for Sunset.
  - The budget is tracking better than budget on the operating. This is a timing issue with the audit fees that were budgeted in March. Financial statements should be available in early May.
  - Replacement fund- have spent some money on the engineering study. Have paid the deposit/first payment and second. Will be paying the last payment when the study is complete. The cost is \$20,000.
  - Waiting for final decision about the replacement of doors – coming in under budget.
  - Financial report to be mailed as part of meeting notices
- Mark Hilton moved to approve the treasurers report, Linda Durst seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

## President's Report

- LCM Engineering preliminary report has been emailed to the board. The final report should be available Monday, May 2, 2022 and will be emailed to the owners. This will be discussed in the future.

- Emidio Carrico noted that the insurance brokers are requesting a copy of the report. It looks as if most carriers are requiring an engineering report. Lee County may also request additional areas inspected.
- Beach Renourishment Project update – Dave Vieceli was asked to give an update. Dave Vieceli has been speaking with Privateer, Island Winds, Island End, etc to get additional information. The town of FMB is encouraging condo associations to put plantings on their beach and then the city could come in and add sand to the beach which could give the town of FMB authority over the beach. Chad Shuets (City Council) and Bill Perry (current raker) could get a permit to move/rake the sand. Suggest that the condo association should unit and approach if Tourist Development Council money could be available to pay Bill Perry to rake our beach? Dave Nusbaum at Island Winds continues to meet with attorneys to understand beach rights for owners. One concern is that the city would create an ordinance to put plantings area 10 foot wide over across 80 % of the beach. Mark Hilton commented that he had heard that it may be near the shoreline. David Vieceli stated that once the plantings are there, they cannot be removed. Mark commented that FEMA may have funds to replace beach erosion after a hurricane. Mark noted that a condo has to sign an agreement to have access to their beach to replace/add sand.
- Mark Hilton explained that the new building to the north is required to put some plantings on their beach.
- The T-Mobile plan reviewed for the antennas located at the south, north, and center. The company is proposing to remove two antennas and replace the third with a taller antenna. The main concern is the antenna in the center would protrude about 1 foot above the roof line and then would hang down about 7 feet. In addition, this antenna will be turned toward Estero Blvd and stick out from the building, 1-2 feet. Comments received - Mark Hilton will meet with Nadia Thompson at T-Mobile to discuss further options to address concerns.
- Landscaping Committees Report-Scott Drake reported that the committee met last Tuesday, May 19, 2022, with Filipa at Karras and agreed that better communication is needed. Karras is to let committee know their schedule so that a member can be on site to discuss any issues/suggestions. Scott met with Mike from Pelican Landscaping and asked them to provide a quote for similar services.
  - The committee requests that a rain sensor be installed to improve sprinkler use during raining season. The planter boxes east of the grill area need to be replaced and new plants added. Karras to add plantings to the southeast corner. Karras will not be over-pruning the oleander bushes around palms on east side so that the flowers can bloom. Emido stated that there are funds available. Credit card can be used for direct purchases-see Bob Collins. Scott Drake to keep Emidio Carrico updated when Karras is involved.
- Social and Decorating Committees-Jack McGuirk is the leader. Please contact him to join.

#### Manager's Report

- Bob Collins will replace rusted plate on the roof with a little larger aluminum plate. Crowther will be there for the installation.

- Crossover staircase on roof is broken-Bob Collins directed to remove.
- David Miller from Blossman send a bid of \$920.18 to recondition the propane tank, including replacing the hoses to the grills. Emidio Carrico stated that the funds are available. Mark Hilton moved to resurface and paint the propane tank; Linda Durst seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.
- Kevin from Crescent Beach Building Company has a bid to replace generator and bike doors. Kevin will adjust the door on the north stairs. Bid is under budget. Emidio Carrico stated that there are funds available from the maintenance reserve funds. Mark Hilton moved to purchase the doors, Stacy Howard seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries. Bob Collins will check on the warranty for the doors.
- The security system is about 15 years old and may need some upgrades and coverage may need to be extended. Bob Collins stated that he is waiting for an updated bid from Brent. Could the lenses be replaced to improve the recordings? Bob Collins will investigate further. Ken Durst suggested that alarm companies be contacted about their security systems.
- Water Pump System update: currently have two bids from Life Safety and Reflow Plumbing. Emidio Carrico recommends that we get a quote from Diversified Company. Bob Collins will contact the company to request a bid. The water pump system is budgeted in 2024.
- Bob Collins requesting that we add blue vinyl letters 'Sunset' to the top of the new pool lids. Board agreed to proceed.
- Mark Hilton commented that there needs some colored rock to cover piping by the pool. Bob Collins will investigate.
- Protection for the new entrance signs- need to add 'softer, pretty' rocks with plantings. This will be discussed further. Question raised by Ken Durst if the sign was included in our insurance policy. Emidio Carrico will talk to the broker.
- Lights on roof need some repair-Bob will follow up.

### New Businesses

- Dave Vieceli had some topics from last month's meeting that were added to this meeting as new business.
  - Gates for pool entrances. Concerned that if there was a coded entrance, that once the code was shared, the pool area would not be secure. Dave Vieceli suggests that the gates be repaired so that they always close after being opened and continue to have key lock. Comments none from board. Bob Collins commented that the gates have some broken parts. Bob Collins will look at bids for repairing and improving the closures for the gates. This will be added to 'old business' for next meeting.
  - Dave Vieceli is concerned that parking passes are being used by previous visitors/renters. This is especially an issue during the busiest season. Currently there are no consequence for those parking without a parking pass. Mark Hilton is concerned that there needs to be additional signs if a decision is made to enforce. It was noted that there is a process that is not being followed. Mark Hilton requests that any ideas be brought to him so that options and be presented to resolve this parking issue.

- Dave Vieceli requesting that all board meetings be open via conference call. Mark Hilton made a motion that this will be discussed now. Linda Durst seconded. Emidio Carrico agrees that this is a good idea in a controlled manner for the board meeting and for the owner comments. Stacy Howard agreed. Linda Durst agreed to help with the administration during the meeting. Mark Hilton moved to approve for owners to listen to the board meetings remotely, Linda Durst seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries.

**Owners Comments:**

- If you wish to bring up a topic to the board, please contact Mark Hilton and he can add this to the next board meeting agenda.
- 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, Mark Hilton moved to adjourn the meeting. Linda Durst seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst with ayes. Motion carries. The recording was stopped and the meeting was adjourned at 10:38 am EST by motion.

Respectfully submitted,

*Linda Durst*

Linda Durst, Sunset Secretary