

SUNSET INC.

Board of Directors Meeting
August 25, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:05 am EST. Linda Durst called the roll. Mark Hilton, Stacy Howard, and Linda Durst attended the meeting by phone. Bob Collins, manager, and Emidio Carrico attended in person. Owners Dave & Donna Vieceli, Scott Drake, and Joann Musto attended the meeting by phone.

Mark Hilton confirmed that proper notice was posted on August 22, 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 July 28, 2022, have been reviewed by the board members. Mark Hilton made a motion to approve the minutes, Stacey Howard 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 July's 2022 financials for Sunset.
 - Building maintenance – spent a little more than budgeted
 - Security/fire was billed late, so a timing issue
 - Elevator issue with a repair of approximately \$1500.00
 - Insurance is coming in over balance because of the increase in the premium. Will see this variance for the rest of the year.
 - Balance sheet noted a cash balance of \$19,000 as of August 24, 2022, with some outstanding bills including insurance. Board approved to borrow an additional interfund loan of \$50,000.
- Mark Hilton made a motion to approve the minutes, Linda Durst seconded. Vote taken and Mark Hilton, Emidio Carrico, Stacey Howard, and Linda Durst with ayes. Motion carries.
- Discussion regarding paying back monies borrowed with the interfund loan.
- Financial report to be mailed as part of meeting notices.

President's Report

- Sea Turtle Lighting and fines update – the Town of Fort Myers Beach removed the Sunset Association from the August 18, 2022, court docket. Each individual owner will be responsible for any violations-the city will issue a first warning and then fines. Common areas will be the responsibility of the Association.
 - The Association did receive a warning for a violation on August 9, 2022, for the pool lights and parking lights out to the south of Bob Collin's condo. Discussion about the lighting issues. Bob Collins will unplug the light by the garbage bin area and may try an amber light after speaking with the garbage company. Bob Collins will meet Spartan Pools to see if they have any suggestions for the pool lights.
- Chadd Chustz, Environmental Project Manager, presented a request on August 4, 2022, to remove our stretch of beach off the Beach Renourishment Project. The request needs approval by the Florida Department of Environmental Protection.

Manager's Report

- Bob Collins is working on the pockets that need to be filled.
- Annual fire inspection approved after pull station in lobby replaced and device out by 705 replaced.
- Back flow assembly test issue – Bob Collins will followed up with Summit.
- Crescent Beach Building Company – still waiting for the pump room door jams to be cut.

Landscape Committee:

- Scott Drake, chairman of the Landscape Committee, reported no new issues.

Unfinished Business:

- Bob Collins and Dave Vieceli found existing conduit that Dish can use.
- Roof replacement – have 3 bids and waiting for one additional bid. LCM has been approached to see if they can help make the best decision for roof replacement. Mark Hilton continues to research the different companies. Waiting for the 4th bid and then the plan is to work with LCM for their input. Important to understand issues with the timing of the work with noise and parking issues.
 - Crowther – estimated \$543,000 quote (warranty with 3 year labor and 20 year material)
 - Colonial – estimated \$247,000 quote (warranty with 2 year labor and 20 year material)
 - West Coast – estimated 336,000 quote (warranty with 2 year labor and 20 year material)

- Stacey Howard asked about the insurance rule on roof coverage. Emidio Carrico checked with our broker-the newer the roof the more credit the insurance companies can give and the more quotes will be received. Discussion about when to replace the roof and the impact on insurance. Our current roof is completely depreciated.
- Expansion/control joint are expected to last about 7 years. Out expansion/control joints are now 7 years old and there are some leaking issues – the latest is the first floor leaking into the lobby area. Mark suggests that this be a priority and will get repair bids.

New Business:

- New State of Florida SP4D bill – mandates to have building inspections on electrical, plumbing, etc. There continues to be confusion on what needs to be inspected. Mark Hilton continues to work with LCM. This bill also includes having a reserve study done to estimate the remaining useful life and estimated cost of each item. For example, how long will the windows last and what is the estimated replacement cost. The fund should be fully funded by the end of 2023. Association Reserves Company did give an estimation of \$6000 to do this study and suggested that LCM complete their additional studies. Will continue to be researched.
- Emidio Carrico noted that there is a Building Form that needs to be completed. Mark Hilton and Emidio Carrico will complete.

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, Mark Hilton moved to adjourn the meeting. Stacey Howard seconded. Vote taken Stacey Howard, Mark Hilton, and Linda Durst with ayes. Motion carries. The meeting was adjourned by motion and the recording was stopped.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary