

# SUNSET INC.

Board of Directors Meeting  
December 1, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:04 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst attended the meeting by phone. Many of the owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was emailed to owners on November 17, 2022. 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 November 12, 2022, have been reviewed by the board members with no changes or comments. Mark Hilton made a motion to approve the minutes, 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.

## President's Report

Mark Hilton reviewed upcoming budget and election timelines:

- The directors will meet later in December to approve next year's budget. A board meeting will be scheduled with proper notice for owners.
- A first notice will be emailed to owners before December 17, 2022, for anyone interested in applying for board membership.

## Emergency Special Loss Assessment

At this duly noticed Board meeting held on December 1, 2022, the Board voted to approve levying an emergency special loss assessment in the amount of \$389,400 against all of the condominium units, which amount equals \$5,900 per unit.

The Board determined that an emergency special loss assessment was necessary in order to pay for initial uninsured losses the Association has incurred and will incur as a result of damage caused by Hurricane Ian including, but not limited to, the Association's insurance deductibles, cleanup, debris removal, and remediation, uninsured losses, repair or replacement. The Association's insurance coverage, reserves and other funds will not be sufficient to cover all direct losses to the condominium property.

Payment of this initial special assessment shall be made in one (1) lump sum payment per unit, which payment shall be due on or before January 15, 2023.

Mark Hilton made a motion to approve the Emergency Special Loss Assessment of \$5,900 per unit. Emidio Carrico seconded. Vote taken and Stacy Howard, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries.

**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. Linda Durst seconded. Vote taken Emidio Carrico, Stacey Howard, Mark Hilton, and Linda Durst with ayes. Motion carries. The meeting was adjourned at 8:31 am EST by motion and the recording was stopped.

Respectfully submitted,

*Linda Durst*

Linda Durst, Sunset Secretary