

SUNSET INC.

Board of Directors Meeting
June 2, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:03 am EST. Linda Durst called the roll. Mark Hilton attended in person. Emidio Carrico, Stacy Howard, and Linda Durst attended the meeting by phone. Bob Collins, manager and owners Dave & Donna Vieceli, Cheryl Walz, and Diana Hilton were present.

Mark Hilton confirmed that proper notice was posted on May 30, 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 April 28, 2022 and May 10, 2022, have been reviewed by the board members. 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.

Treasurers Report

- Emidio Carrico provided a review of the April's 2022 financials for Sunset.
 - Emidio Carrico added a monthly P&L to the financial report.
 - The budget and is staying on track.
 - All maintenance fees have been received year to date.
 - An interfund loan of \$50,000 from replacement fund to operating fund was made to cover expenses in May and June.
 - The audit 2021 is completed except for a few minor edits. After the updated audit is received, it will be circulated to Mark Hilton, Todd Dawson, and Steve Walz. Once this is reviewed and approved then the audit will be shared with all.
 - Insurance Update: Mark Hilton and Emidio Carrico met with broker. There was a 25% increase budgeted. The new increase is 58% which includes a 17% increase due to an property value increase to an estimated \$19 million. The deductible will no longer be at 1%. There is an option to purchase 2%, 3%, or 5% deductible insurance. Mark Hilton discussed options. Insurance is paid from the operating budget. Budget is tight, but able to borrow from the reserve fund if needed. The reserve fund did gain some monies with some items that were purchased under budget. After discussion with the board members and input from the owners, Emidio Carrico made a motion to bind property insurance and pay an addition estimated \$54,000 to include a buyback of 2% deductible

- for wind damage. Mark Hilton seconded, and vote taken. Stacy Howard, Mark Hilton, Emidio Carrico and Linda Durst with ayes. Motion carries.
- Dish will be new revenue added to the reserve fund-budgeted to start in July.
 - Financial report to be mailed as part of meeting notices.

President's Report

- LCM Engineering survey update. Mark Hilton and Emidio Carrico met with LCM to discuss next steps. Our Insurance Broker did review the LCM report and did make some adjustments on the insurance rate.
- Florida Structural Group is meeting with Mark Hilton on 6/3/22 to look at what they can do to address the issues that LCM has identified. They will work with LCM to develop a plan.
- Storm Shutters installed before 1992 by law must be rolled up during high winds. They are not hurricane shutters. There are 27 units with these storm shutters; four units (904, 604, 504, and 401) are deteriorated and LCM recommends that these must be replaced ASAP. Owners are getting quotes. CC Shutters Windows and Doors is a new company that may have a better quote.
- Turtle Ordinance – Sunset Condominiums received a photo on May 17, 2022, and a non-compliance letter. Reminder to keep lights dim and not to have direct lights on that can be seen from the beach.
- T-Mobile update: T-Mobile will not be adding an extension arm for the center antenna. Mark Hilton moved to approve the T-Mobile request to install new antennas, Linda Durst seconded. Vote taken and Mark Hilton, Stacy Howard, and Linda Durst with ayes. Motion carries.
- On-going Beach Renourishment Project update: Dave Vieceli was asked to give an update. The city wants to declare our beach as critically eroding so that they will be able to add sand and then mandate plantings. Dave Vieceli suggested that we get a permit for Bill Perry to continue raking. Island Winds has an attorney working to not declare their beach to be critically eroding. Dave Vieceli has sent a letter stating that Sunset Condominium is opting out and does not agree that our beach is eroding. Dave Vieceli will continue to keep the board updated.
- The board is getting bids for roof replacement. Our insurance will not cover current roof because of the age of the roof.
- No report from Scott Drake for the Landscaping Committee.

Manager's Report

- Crowther Roofing included in their bid that they would replace the rusted plate at the bottom of the elevator shaft stairs.
- The propane tank cannot be repaired. A new tank must be buried or 8 foot off the ground. Currently deciding where to bury the new tank. Waiting for more information from David Miller from Blossman.

- Kevin from Crescent Beach Building Company is waiting on the building permit to replace the generator and bicycle room doors.

New Business:

- Bob Collins waiting on bids for pool gates and fencing

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 and Mark Hilton, Stacy Howard, and Linda Durst with ayes. Motion carries. The recording was stopped, and the meeting was adjourned at 10:42 am EST by motion.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary