

SUNSET INC.

Board of Directors Meeting
June 30, 2022, 9:00 a.m. EST

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

Mark Hilton confirmed that proper notice was posted on June 27, 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 June 2, 2022, have been reviewed by the board members. Mark Hilton made a motion to approve the minutes, Linda Durst 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 May's 2022 financials for Sunset.
 - Running on budget year to date, monitoring cash balance closely as the maintenance fees come in.
 - Yard maintenance is being moved to the replacement fund – miscoded.
 - Starting in July, the insurance line will begin to run higher than budget for the rest of the year.
 - Dish was budgeted to start in July but will not start until 2023. This will only impact the reserve fund.
- Financial report to be mailed as part of meeting notices.
- 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.

President's Report

- On-going Beach Renourishment Project: Dave Vieceli was asked to give an update. Florida Department of Environmental Protection has determined that our beach is not critically eroding and does not qualify for funding for the 2023 renourishment program. Dave Nussbaum at Island Winds continues to include us in his communications. Dave Vieceli will continue to keep the board updated. Dave Vieceli asked if the board could give a donation to Dave Nussbaum for his work on this project. Emidio Carrico will review the budget and discuss with Mark Hilton. Bill Perry is doing a great job and will continue raking.
- Turtle Ordinance – Sunset Condominiums received an email and photo on June 23, 2022, from Chadd Chustz, Environment Project Manager, showing lights in units and the Sea Turtle Nesting poster. His email stated that “interior light violations appear to be at sunset Condo. Please be advised, a warning has been sent, and citations are being processed for these violations...” Citation posted on June 27, 2023 noting that Sunset Condo was in violation and a \$250.00 fine was issued. Mark Hilton emailed our attorney, Richard D. DeBoest II, and he suggested that the Association contest this fine because the violation is a specific unit and not the Association. Our Association bylaw, 12.1, notes that if the Association gets a fine, it will be passed to the owner. Mark Hilton sent an email to owners to keep lights dim and not to have direct lights on that can be seen from the beach. Mark Hilton made a motion for our attorney, Richard D. DeBoest II, to first send a letter to Chad Chustz and possibly go to the hearing in August to address our issues. Linda Durst seconded. Vote taken and Stacy Howard, Mark Hilton, Emidio Carrico and Linda Durst with ayes. Motion carries.
- Emidio Carrico suggested that a notice be posted on the sliding doors in each unit. Bob Collins will have laminated notices available for owners to post.

Manager's Report

- Fire Report has been signed.
- Bob Collins met with Bob from Spectrum, who inspected the building. He was given the structural report from LCM Engineering. They looked at the control joints and Bob from Spectrum suggested that there may be an issue with the floor tiles, especially the outside tiles. These may need to be removed. Bob from Spectrum did look at the windowsills. Bob from Spectrum will be sending their plan/quotes.
- Bob Collins continues to try and get roof bids.
- Verizon felt that they may be able to use a current conduit that has one white wire to run additional wiring. Bob Collins will follow up with Verizon.
- Waiting for a bid from Florida Structural Group.
- Mike from Crowther Roofing & Sheet Metal and Bob Collins discussed about the best time to reroof. Mike raised the issue that if the reroof is done in the summer, the 11th floor units have difficulty with keeping the units cool. There are usually issue with parking if the reroof is done during season.

Landscape Committee:

Mark Hilton reviewed a letter from Scott Drake, chairman of the Landscape Committee. The committee continues to meet with Karras. New planter boxes and plants added along driveway next to the grilling fence. New rain sensor installed that will help with irrigation needs. Rocks are now placed by the new signs. There will be additional plantings by these rocks and along Estero by the Christmas Palms. The committee has acquired a wholesale purchasing agreement with Naples Botanical and possibly with American Farms. Scott Drake concludes his letter with thanking those that are helping with the landscaping.

Unfinished Business:

- Trying to get another bid for the roof replacement project. This has been difficult.
- Able to get Rick Swartz with Rollsecure Shutters to give owners a very good bulk price to replace the shutters. Contact Bob Collins or Mark Hilton to reach Rick Swartz.
- Dish is planning on installation in the first half of 2023.

New Business:

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. Emidio Carrico seconded. Vote taken and Mark Hilton, Stacy Howard, Emidio Carrico, and Linda Durst with ayes. Motion carries. The recording was stopped, and the meeting was adjourned at 10:05 am EST by motion.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary