

SUNSET INC.

Board of Directors Meeting
November 10, 2022, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:06 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Stacy Howard, and Linda Durst attended the meeting by phone. Bob Collins, manager, attended by phone. Many owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was emailed to owners on November 6, 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 October 27, 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 reported that the September's financial report was emailed to the board members and will be emailed to the owners. Nothing needing to be covered from the September's report.

Waiting for October's financial report from the accountants.

President's Report

There is access to Fort Myers Beach everyday from the north and the south. Park by the pool area. There is a security gate around the building. Gate is located on the NE corner. Stairwells are open.

Each owner received an email with the deductibles for our insurance policies and the expected amount per unit - \$5,854. No timeline for the assessments.

The estimated assessment amount for replacing the roof is per Unit is \$7,812. This amount may change after updates from Crowther Roofing and another bid that was recommended by Jason Pruitt. The warranty for Crowther Roofing was 3 years for labor and 20 years for materials. Insurance depreciates the roof over 15 years.

There will be future assessments on non-insurance covered things (landscaping, pool, BBQ area, Tiki Hut, parking, sign, etc).

The board has hired Jason Pruitt, our public adjuster assessing the wind damage to also assess the flood damage. There started to be 'grey areas' between the wind and flood insurances. Jason Pruitt will act on our behalf so all the damages to our buildings will be noted and sent to the appropriate insurance company. Jason Pruitt feels that his work will be cost effective.

Jason Pruitt will be checking on the screens, sliding glass doors, and shutters on the first floor to find out which insurance is responsible for repairs.

Mark Hilton will ask Belfor about lead time for starting reconstruction; this would help the owner that may want to special order cabinets. Jason Pruitt will work with owners when time for repairs on cabinets damaged by the flood to know the allowance available for replacements.

Ben Hiplert reported that the tile floors on the first floor will be cleaned and possibly regouted. Tiles are not generally covered by FEMA. It may be covered if there has been some damage from the flood. Mark Hilton will speak with Jason Pruitt about the tile. Base boards on the first floor will be replaced.

Mark Hilton and Emidio Carrico working with insurance companies to get advances. Working to get insurance on the garage and manager's building because they are a total loss.

New statutory requirements that all condo associations have a fully funded reserve by the end of 2024. The board had started working on this before the hurricane. There are no updates currently.

Belfor Update

- Should have large hole by garage area filled – this will allow FLP to place a transformer so power can be restored at least to the transformer
- Working on getting bids for electrical system, water pump, generator, plumbing – leads times are looking for 6 months out; looking for other sources.
- Looking at temporary meters to establish power to the units and possibly the elevators
- Jason Pruitt continuing to monitor moisture in the units and working with Belfor to complete additional water mitigation.
- Continuing to remove sheet rock as needed
- Open walls will be treated with a mold inhibitor
- Units are warm with the heaters on
- Please leave lanai shutters closed when not in your unit
- Cabinets in the first-floor units that were not destroyed were left in the unit. The damaged cabinets were removed.
- Currently Belfor has covered furniture and cabinets for protection while they are working.

- Mark Hilton will ask if the refrigerators should be opened.
- Waiting for an engineer to look at the concrete slab under building. Needs to be removed so sanitary can be repaired – will ask Jason Pruitt to get involved.
- Sanitary line is repaired to the street, but still not connected under the building
- Focus is to get electricity to the units to be able to use the AC's
- Focus is to get the water mitigation complete
- Mark Hilton to request updated moisture maps
- Waiting for scope of work and timelines from Sam Morales and Jason Pruitt

There is no direction at this time from the city about where the mechanicals can be installed. Mark Hilton will follow up with board members to discuss any changes/updates with codes.

Stacy Howard asked about the concrete slab under the building and if it will be removed so that the utilities can be repaired. Mark Hilton will contact Ben Hiplert and Jason Pruitt to discuss.

Fire alarms system will be fixed/replaced – covered by insurance. Life Safety has given a bid.

Mark Hilton will ask Jason Pruitt about the security system that was damaged.

Elevators – Bob Collins has been contacting TKE and they requested a work order. Bob Collins is trying to get this resolved. Linda Durst volunteered to help get TKE out to check elevator. Important to get the elevators functioning to help with the inspections and repairs.

Important to have your insurance adjuster in your unit. Cheryl and Steve Walz are available to take pictures as needed to help with insurance claims. Any discrepancies between Belfor damage and individual insurance adjuster's assessments can be emailed to Mark Hilton.

Mark Hilton will contact Jason Pruitt to request an updated moisture map.

Landscape Committee:

Scott Drake explained that the landscaping committee is meeting to continue with cleanup and get bids on the work that needs to be done. Will have a plan to best communicate with owners to get suggestions and direction for the future. For example, could there be improvements with the BBQ area.

Scott Drake reported that Bill Perry who rucks our beach is working with Dave Vieceli and the beach restoration project to make sure that our beach has the sand filled as needed for our beach area. Bill Perry will advocate for us with the city to get the beach restoration completed.

Scott Drake noted that the piles of sand on the front of our land are gone and there is concern that there was no authorization to remove, and the sand should be returned to Sunset so it can be used to fill in low areas. Scott Drake has pictures of the piles of sand. Scott Drake spoke with Chad Chustz from the city, about the missing sand. Belfor had not contracted with the town and FEMA to pick up and clean the sand.

Mentioned that FEMA may have monies available to replace beach sand.

Manager Report:

Bob Collins stated the pool's water is clear. Dennis Nidosik has been helping with the pool and grounds. There is still sand on the bottom that may be covering some debris that needs removed. The fence around the pool is removed. Poles in Tiki Hunt cut down to the slabs. Waiting to decide what to do with the slabs. Some discussion on having the pool refinished because of flood damage. Emidio Carrico stated that the pool is scheduled to be refinished in 2018.

Bob Collins related that the electricians that the meters and disconnect can be outside and do not be in a room. Possible could use storage areas on the first floor.

Mark Hilton agreed that Dave Vieceli should call John King, newly elected member of the town council, to discuss the issues around where mechanicals must be located.

Our plumber from Indigo Plumbing has fixed the sanitary lines from the building to the street. Next they will inspect and fix the sanitary lines under the building slabs. They will give a bid for restoring the bathrooms on the ground floor.

Indigo Plumbing will give us a bid on the pump systems. Life Safety has given a bid for pump system.

Discussion about the fire pump and new generator locations. Bob Collins has emailed the Fire Marshall and waiting for his input. Franko suggested that a county engineer needs to be involved and he will be responsible to get their input. This is still to be discussed.

Bob Collins, Steve and Cheryl Walz will meet with Franko Friday to look at the rocks beachside and filling holes.

Bob Collins will get a list of contractors/phone numbers that can do repairs for owners and Mark Hilton will email this to the owners.

Bob Collins suggested that Belfor could use well wheels to help supplies move up and down the floors. Mark Hilton will speak with Shane or Sam.

Owners Comments:

The meeting was open to the owners and questions and concerns were addressed.

With no further topics to be brought before the Board, Mark Hilton moved to adjourn the meeting. Stacy Howard seconded. Vote taken Emidio Carrico Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries. The meeting was adjourned by motion at 10:11 am EST and the recording was stopped.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary