

SUNSET INC.

Board of Directors Meeting
December 29, 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, Emidio Carrico, Stacy Howard, Deb Jones, and Linda Durst attended the meeting by phone. Some owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was emailed to owners on December 23, 2022. The meeting is also being recorded.

Confirmation of a Quorum:

Mark Hilton confirmed with 5 of the 5 active board members present the quorum requirements were satisfied, and the meeting can be held.

Secretary's Report:

Linda Durst stated that the December 1, 2022, minutes were reviewed by the board members. Mark Hilton moved to approve the December 1, 2022 minutes as submitted. Emidio seconded. Vote taken Emidio Carrico, Deb Jones, Linda Durst, Stacy Howard, and Mark Hilton with ayes. Motion carries.

Treasurer's Report:

The November financial statements were emailed to the owners. Emidio Carrico stated that the accounting firm will create another column to separate hurricane expenses, payments, and assessments. The public adjuster will document the details with expenses and who is responsible to pay.

Mark Hilton moved to approved the November financial statement as submitted. Stacy Howard seconded. Vote taken Emidio Carrico, Deb Jones, Linda Durst, Stacy Howard, and Mark Hilton with ayes. Motion carries.

President's Report:

Mark Hilton made a motion to approve the proposal from Interior Transformations by Triton of \$25,000 to remove the concrete slab under the tower building. Deb Jones seconded. Vote taken Emidio Carrico, Deb Jones, Linda Durst, Stacy Howard, and Mark Hilton with ayes. Motion carries. The plan includes moving the concrete to the street for removal by the city. Rick Dearing agrees that this should be done and will be covered by insurance.

Updates on the progress at Sunset:

- The advance payment of \$1,000,000 for wind insurance coming in early January.
- Belfor is getting bids for fire pump (ordered), domestic water pump, fire and domestic water back flow preventors, elevator, PVC lines, fire control panel with updated alarm systems. Rick Dearing stated that insurance will approve-moving forward with ordering equipment.
- Generator is waiting for installation.
- Appraisal done on Bob's house, waiting for report.
- Waiting for the check from the flood insurance for the garage, garage contents, and Bob's house. Mark Hilton will continue to reach out to the Ben, the flood adjuster.
- Engineers for the wind insurance will be on site on January 16-18. Mark Hilton and Rick Dearing will be with them.
- Waiting for engineers for flood insurance to arrange a site visit.
- The same contractor that removes the slab under the tower will replace it. The contractor understand that this will be a slow process to understand the repairs needed under/in the slab. Discussion about having this company remove the other slabs (tiki hunt, BBQ area, by pool).
- Sunset has a 6 foot fence surrounding the building and a security guard to monitor the grounds. The fence is locked after hours.

Grounds Committee Report:

Scott Drake reported that the committee has been meeting with vendors to get estimates to repair the damages. They are looking at the following areas: beach front, pool area, parking lot, grill area, landscaping, and garage/Bob's house.

The major focus:

- Getting the storm water drainage open. Scott Drake working with the city.
- Filling and repairing the big holes that are in the parking areas.
- Beachside landscape. The city is allowing updates to the area between our grass and the beach. This is an opportunity to add an additional layer of rock that will help with keeping sand off the grass and improve protection from future surges. The committee members voted and all agreed that this should be done. Discussion about the process for repairing the rocks/sand beachside.
- Bill Perry is working with us and the city with the sand replacement on the beach. The city has agreed verbally to return the sand that was removed without permission from our property.

There was discussion about having monies available for the committee to start getting bids. The committee will work together to get an estimate of costs to make the repairs. This will be given to the board ASAP so that a decision can be made about future assessments for the grounds. The process for assessments is a two week notification for an assessment board meeting and then it takes 4-6 weeks to have the monies available. Mark Hilton requested that the Grounds Committee separate the items that would bring the grounds to pre-lan condition and items for future enhancements.

Mark Hilton made a motion to approve Finishing by Baker's bid of \$3500.00 to drain and clean out the pool and collector tank. This will help the committee understand the repairs needed to restore the

pool. Emidio Carrico seconded. Vote taken Emidio Carrico, Deb Jones, Linda Durst, and Mark Hilton with ayes. Motion carries.

Mark Hilton made a motion to approve \$5000.00 for Metro Power System to reset the rocks at the beachside. Linda Durst seconded. Vote taken Emidio Carrico, Deb Jones, Linda Durst, and Mark Hilton 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. Emidio Carrico seconded. Vote taken Emidio Carrico, Mark Hilton, Deb Jones, 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