

SUNSET INC.

Board of Directors Meeting
December 5, 2023, 10:00 a.m. EST

Mark Hilton called the meeting to order at 10:03 am EST. Linda Durst called the roll. Mark Hilton, Emidio Carrico, Deb Jones, and Linda Durst attended the meeting by phone. Many owners attended the meeting by phone.

Mark Hilton confirmed that proper notice was sent to all owners and the manager by email on December 3, 2023. 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.

New Business:

Mark Hilton made a motion to amend the agenda to add a discussion of MECA's proposal for the Life Safety Plan for the rehabilitation of Sunset. Deb Jones seconded. Vote taken Deb Jones, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries. Mark Hilton made a motion to discuss MECA's proposal for a Life Safety Plan for Sunset for \$5000.00. Linda Durst seconded. Discussion by board members. Mark Hilton made a motion to accept the proposal from MECA to design and engineer the life safety plan for Sunset for up to \$5000.00. Vote taken Deb Jones, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries.

Mark Hilton made a motion to discuss and consider MECA'S two options for fire safety equipment. Deb Jones seconded. Mark Hilton explained that the fire pump cannot be housed under the tower in a room with breakaway walls. This is not what was explained in late 2022 with owners and MECA on a visit from the Fire Chief. The first option is for MECA to complete a study and engineering plans to determine if a structure could be engineered under the tower that would meet code and house the fire pump. The cost would be a non-insured cost of \$25,000 to \$35,000 with an estimated completion in late January. The second option is to move the fire pump to the first floor, in the open area to the east side of the elevators. A room would be built with a fire-rated door. No study is needed and MECA can design and draw up plans for a non-insured cost of \$10,000 to \$15,000 with an estimated 2-week turnaround. MECA determined that there is enough room, noise and vibration would not be an issue, and the first floor can carry the weight of the fire pump. Both MECA and Belfor recommended option two. Our lawyer, Richard DeBoest, suggested that we follow the expertise of MECA and Belfor. Open discussion from the board members and owners. Mark Hilton made a motion to accept the second option for MECA to design engineering plans to move the fire pump to the first floor for a cost of \$10,000 to \$15,000. Vote taken Deb Jones, Mark Hilton, Emidio Carrico, and Linda Durst with ayes. Motion carries.

With no further topics to be brought before the Board, Mark Hilton moved to adjourn the meeting. Linda Durst seconded. Vote taken Deb Jones, Mark Hilton, 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