

SUNSET INC.

Board of Directors Meeting
March 4, 2024, 9:00 a.m. EST

Mark Hilton called the meeting to order at 9:03 am EST. Linda Durst called the roll. Stacy Howard, Mark Hilton, 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 mail on March 1, 2024. 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 Report:

Linda Durst stated that the minutes from February 14, 2024, were emailed to the board members and updates were done. Mark Hilton moved to approve the minutes from February 14, 2024. Linda Durst seconded. No comments or questions. Vote taken and Linda Durst, Deb Jones, Mark Hilton, and Stacy Howard with ayes. Motion carries.

Financial Report:

The January 2024 Financials were emailed to the board members. Mark Hilton moved to approve the January 2024 financials. Stacy Howard seconded. Mark Hilton asked for comments from board members. Vote taken and Linda Durst, Deb Jones, Mark Hilton, and Stacy Howard with ayes. Motion carries.

Old Business:

Mark Hilton made a motion to discuss the proposals from Diane Torrisi Designs and Clive Daniel Hospitality. Linda Durst seconded. Linda Durst gave an update after meeting with Diane Torrisi at Sunset. Diane Torrisi emailed some options for the lobby, bathrooms, pool, exterior for the tower and manager's building, and grounds with tiki hut. She can provide two options. Linda Durst stated that she felt Diane Torrisi understood the vision to rebuild Sunset with a coordinated, cohesive look. The bid remains at \$10,000. Deb Jones met with Clive Daniels including their interior designer and hospitality team to discuss looking at Sunset both inside and outside including elevator panels, pool decking, grill areas, patio pavers, tiki huts, seating arrangements, security systems, and lobby. Deb Jones stated she felt that Clive Daniels would have a design team that could develop a scope of work, budget, and timeline in addition to two options. Deb Jones stated that Clive Daniels has done work on

Fort Myers Beach. Stacy Howard noted that there is a \$425.00 difference per unit in cost between Diane Torrasi and Clive Daniels. Mark Hilton was concerned about the cost of goods presented by Clive Daniels. Mark Hilton opened the floor for the owners to comment on this agenda item per their request. Further discussions by board members. Deb Jones suggested that the board have a conference call with both designers to get answers to questions that have been raised. Mark Hilton made a motion to have a conference call with Diane Torrasi and Clive Daniels as soon as possible and then schedule a future special meeting to vote on a designer. Deb Jones seconded. Deb Jones, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries.

New Business:

Deb Jones made a motion to discuss hiring a pool contractor. Mark Hilton seconded. Deb Jones reviewed the proposals from 3 pool contractors.

- Signet Pool - \$250,000.00. Did not include the fence, would remove pavers and spray a cosmetic layer over the concrete (cost saving of \$16,000), did not include repair of pool beam at step area, estimate cost of \$23,100 for additional gathering area, they would pressure test the lines for leaks. 2 months for permitting and 3 months for construction.
- Aqua Illusions Inc. - \$583,650.00. This bid is the most comprehensive when compared to the Scott Vaughn's drawings. Includes new plumbing. Options for payers would be shell stone at an additional cost of \$12,000. Cost of \$14,630.00 for additional gathering area. 1 year warranty on labor and 3 years on equipment. They would start maintaining pool when contract signed and does include one year of free maintenance, 3 times a week.
- Professional Pool Repairs LLC - \$250,000.00. Limited details. Does not include the fence.

Discussion by board members. Mark Hilton opened the floor for the owners to comment on this agenda item per their request. Further discussion by the board members. Deb Jones made a motion to accept the proposal from Aqua Illusions Inc. for \$583,650.00 to repair the pool. Mark Hilton seconded. Deb Jones, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries.

Owner's Comments:

With no further agenda items, Mark Hilton moved to adjourn the meeting. Stacy Howard seconded. Vote taken Deb Jones, Mark Hilton, Stacy Howard, 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