

# SUNSET INC.

Board of Directors Meeting  
May 1, 2024, 10:00 a.m. EST

Deb Jones called the meeting to order at 10:03 a.m. EST. Linda Durst called the roll. Emidio Carrico, Stacy Howard, Deb Jones, and Linda Durst attended the meeting by phone. Many owners attended the meeting by phone.

Deb Jones confirmed that proper notice was sent to all owners and the manager by mail on April 28, 2024. The meeting is also being recorded.

## **Confirmation of a Quorum:**

Deb Jones confirmed that 4 of the 4 active board members present; the quorum requirements were satisfied, and the meeting can be held.

## **New Business:**

Deb Jones made a motion to hire Summit Fire Consulting to prepare an ELSS report which is required by Florida Life Safety code for \$4800.00. Linda Durst seconded. Deb Jones gave a review of the need for an updated ELSS. Deb Jones did find that the Fort Myers Beach Fire District and EPS would require an ELSS to meet future new codes. Deb Jones only received one contract before today's meeting. Deb Jones did contact 3 other companies. Discussion by the board members. The risk to Sunset is that the Fire Life Safety Code requires compliance by January 1, 2027, and there may be future additional costs if the fire pump and pipes had to be updated. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Deb Jones amended the motion to hire summit Fire Consulting to prepare an ELSS report as required by Florida Life Safety Code for \$4800.00 and have the contract reviewed by our attorney, Richard Deboest. Stacy seconded. Vote taken. Emidio Carrico, Deb Jones, Stacy Howard, and Linda Durst with ayes. Motion carries.

Deb Jones reviewed the LDO that was approved by the City of Fort Myers Beach. Phase 1 has been approved by the board and covers the pavers that are waiting to be installed. Phase 2 includes 36 notes that are a framework for the work that needs to be done. Deb Jones noted that the LDO showed 2 different BBQ areas with each having 2 grills, one by the parking lot and one to the west of the pool. Discussion by the board members. Our attorney, Richard Deboest, stated that the board can decide to move the BBQ area and it is not a material change that requires an owner vote. Deb Jones made a motion that the board accept the LDO with the following conditions: 1) place a hold on decisions for the pickle board court, bocci court, and horseshoe pit, 2) table the discussion on the garage/covered storage area, 3) approve the tiki huts as per design, 4) relocate the original BBQ area to the west of the pool. Linda Durst seconded. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Additional comments by the board members. Deb Jones amended the motion that the board accept the LDO with the following conditions: 1) place a hold on decisions for the pickle board court, bocci court, and horseshoe pit, 2) table the discussion on the garage/covered storage

area, 3) approve the tiki huts as per design, 4) relocate the original BBQ area to the west of the pool subject to attorney review. Linda Durst seconded. Additional discussion about possibly having an owner vote on the relocation of the BBQ area. Vote taken. Emidio Carrico-nay, Stacy Howard-nay, Linda Durst-yah, Deb Jones-nay. Motion is defeated. Deb Jones made a motion that the board accept the LDO with the following conditions: 1) place a hold on decisions for the pickle board court, bocci court, and horseshoe pit, 2) table the discussion on the garage/covered storage area, 3) approve the tiki huts as per design. Stacy seconded. Additional discussion by board members. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries. Emidio Carrico made a motion to have an owner vote on the relocation of the grill area to the west side of the pool although not legally required by counsel. Stacy Howard seconded. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries.

With no further agenda items, Deb Jones moved to adjourn the meeting. The meeting was adjourned. The recording was stopped.

Respectfully submitted,

*Linda Durst*

Linda Durst, Sunset Secretary