

SUNSET INC.

Board of Directors Meeting
April 25, 2024, 9:00 a.m. EST

Deb Jones called the meeting to order at 9:02 am 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 22, 2024. The meeting is also being recorded.

Confirmation of a Quorum:

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

Secretary Report:

Linda Durst stated that the minutes from March 14, 2024, were emailed to the board members and updates were done. Deb Jones moved to approve the minutes from March 14, 2024. Linda Durst seconded. Vote taken and Linda Durst, Emidio Carrico, Deb Jones, and Stacy Howard with ayes. Motion carries. Linda Durst stated that the minutes from April 4, 2024, were emailed to the board members and updates were done. Deb Jones moved to approve the minutes from April 4, 2024. Emidio Carrico seconded. Vote taken and Linda Durst, Emidio Carrico, Deb Jones, and Stacy Howard with ayes. Motion carries.

Financial Report:

Deb Jones made a motion to discuss the financial statements for February 2024, and March 2024. Emidio Carrico seconded. The February and March financial statements were emailed to owners. Emidio Carrico stated that operating fund is running favorable to the budget. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Deb Jones moved to approve the February, 2024, and March, 2024, financial statements. Linda Durst seconded. Vote taken and Linda Durst, Deb Jones, Emido Carrico, and Stacy Howard with ayes. Motion carries.

New Business:

Deb Jones discussed the fire pump relocation and recent information received from Jennifer Campbell, fire official, for Fort Myers Beach regarding fire safety code changes. Deb Jones reviewed the impact of an ELSS on current work being done under the tower. Discussion by board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Additional

discussion by board members. Deb Jones noted that the current concerns were to have the correct fire pump size and pipe size to meet the new codes.

Deb Jones asked Bill Baird to review the best way to move forward with the grounds by hiring a construction manager to oversee the work that needs to be done on the grounds. Belfor has declined to be involved with the grounds. Deb Jones has contacted several companies and received interest from Sunset Builders and PBS. Bill Baird created a draft of the scope of work that was used in discussion with the companies. Discussion by board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Additional comments by board members. Deb Jones will continue to explore options for a construction manager.

Deb Jones reviewed the changes in the manager's hours to Monday-Friday 8-11 am. Belfor and Bob Collins have requested 24-hour notice when an owner needs to have access to their unit. Comments by board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request.

With no further agenda items, Emidio Carrico moved to adjourn the meeting. The meeting was adjourned by motion and the recording was stopped.

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary