

SUNSET INC.

Board of Directors Meeting
March 14, 2024, 10:00 a.m. EST

Mark Hilton called the meeting to order at 10:03 am EST. Linda Durst called the roll. Emidio Carrico, 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 12, 2024. 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.

Old Business:

Mark Hilton made a motion to discuss the proposals from Diane Torrissi Designs and Clive Daniel Hospitality. Linda Durst seconded. Linda Durst gave a review of her discussions with Diane Torrissi Designs and the conversations with three of her previous clients. Diane Torrissi Designs bid is \$10,000.00. Deb Jones gave a review of her discussions with Clive Daniels Hospitality. She emphasized that Clive Daniels would be a total design team, both internal and external design experience. Clive Daniels reduced their bid by \$7500.00 to \$30,500.00. Discussion by board members. Mark Hilton opened the floor for the owners to comment on this agenda item per their request. Further discussions by board members.

Mark Hilton made a motion to hire a designer firm for the Sunset rebuild. Deb Jones seconded. Vote taken Deb Jones, Emidio Carrico, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries. Mark Hilton made a motion to hire Clive Daniels for \$30,500.00 or Diane Torrissi for \$10,000.00. Respond with the design firm that you would like to hire. Linda Durst-Diane Torrissi; Deb Jones-Clive Daniels; Stacy Howard-Diane Torrissi; Emidio Carrico-Diane Torrissi; Mark Hilton-Diane Torrissi. The vote is 4 to 1 to hire Diane Torrissi for \$10,000.00. Motion carries.

New Business:

Mark Hilton made a motion to discuss the 5 proposals for mold inspection. Deb Jones seconded. Mark Hilton reviewed a spread sheet that compared the 5 companies (I-Mold; Radon & Mold; On Point; Mold Experts; Mold Inspectors). Questions, concerns raised, and discussion by board members. Mark Hilton opened the floor for the owners to comment on this agenda item per their request. Additional comments by the board members. Rick Dearing recommended that Sunset hire a mold inspector.

Mark Hilton made a motion to hire a mold inspection company to inspect the units. Stacy Howard seconded. Additional discussion by the board members with concerns about who is responsible (owners or Sunset) to inspect for mold, what is Belfor's responsibility for any mold issues, and what fund would be used to pay for the mold inspections. Deb Jones made a motion to table the mold inspection to the next board on March 28, 2024. Mark Hilton seconded. Vote taken Deb Jones, Emidio Carrico, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries.

With no further agenda items, Mark Hilton moved to adjourn the meeting. Linda Durst seconded. Vote taken. Emidio Carrico, 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