

SUNSET INC.

Board of Directors Meeting
April 4, 2024, 11:00 a.m. EST

Mark Hilton called the meeting to order at 11:07 a.m. 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 19, 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.

New Business:

Mark Hilton made a motion to discuss and vote on a special assessment in the amount of \$20,000. Deb Jones seconded. The assessment is to cover the ongoing expenses that are not covered by insurance from Hurricane Ian, including electrical and plumbing under the sand, public adjuster, engineering, pool, ground, designer, unit inspections, and owner's representative. Discussion by board members. Emidio Carrico suggested that the \$20,000 could be installments depending on the timing of the invoices. Mark Hilton reviewed the issues with moving the fire pump. Mark Hilton opened the floor for the owners to comment on this agenda item per their request. Mark Hilton addressed issues raised by the owners. Additional discussion by the board members. Mark Hilton made a motion to approve a special assessment of \$20,000.00 for ongoing Hurricane Ian expenditures. Vote taken Deb Jones, Emidio Carrico, Stacy Howard, Mark Hilton, and Linda Durst with ayes. Motion carries. Discussion about a payment plan. Mark Hilton and Emidio Carrico suggested that \$10,000.00 could be due on May 1, 2024, and another \$10,000.00 June 1, 2024. Board members in agreement. Emidio Carrico will contact Perkins Accounting to start the process.

With no further agenda items, Mark Hilton moved to adjourn the meeting. Deb Jones 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