

SUNSET INC.

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

Deb Jones called the meeting to order at 9:03 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 July 22, 2024. The meeting is also being recorded.

Confirmation of a Quorum:

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

Secretary Report:

Linda Durst stated that the minutes from April 25, 2024, were emailed to the board members and updates were done. Deb Jones moved to approve the minutes from April 25, 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 May 1, 2024, were emailed to the board members and updates were done. Deb Jones moved to approve the minutes from May 1, 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 May 22, 2024, were emailed to the board members and updates were done. Deb Jones moved to approve the minutes from May 22, 2024. Linda Durst 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 May 2024 and June 2024. Emidio Carrico seconded. The May and June financial statements were emailed to owners. Emidio Carrico stated that operating fund is running favorable to the budget. Insurance is running favorable due to staying with the same carrier for another extension. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Deb Jones moved to approve the May 2024 and June 2024 financial statements. Linda Durst seconded. Vote taken and Linda Durst, Deb Jones, Emidio Carrico, and Stacy Howard with ayes. Motion carries.

New Business:

Deb Jones made a motion to accept the proposal by GCI for \$53,400.00 for building envelope inspection. Emidio Carrico seconded. Deb Jones reviewed the GCI proposal. Bill Baird available for

questions. Discussion by the board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Additional comments from the board members. Deb Jones amended the motion to accept the proposal by GCI for \$53,400.00 for building envelope inspection with attorney review. Emidio Carrico seconded. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries.

Deb Jones made a motion to accept the proposal by MECA in amount of \$11,650 to revise the fire line design and provide detail dimension plans for the ground floor. Linda Durst seconded. Deb Jones reviewed the MECA proposal. Discussion by the board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Deb Jones made a motion to accept the proposal by MECA in amount of \$11,650 to revise the Fireline design and provide detail dimension plans for the ground floor. Linda Durst seconded. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries.

Old Business:

Deb Jones stated that AES will complete the fire alarm system that is required before occupancy. Deb Jones gave a review of the Summit Fire proposal. Deb Jones made a motion to accept the proposal by Summit Fire Consulting for \$11,500 to provide Sunset with the required report, drawings, and specifications to keep Sunset in compliance with the Florida State Fire Code. Stacy Howard seconded. Discussion by the board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Deb Jones amended the motion to accept the proposal by Summit Fire Consulting for \$11,500 to provide Sunset with the required report, drawings, and specifications to keep Sunset in compliance with the Florida State Fire Code with an initial payment of \$5750.00 with the final payment be split into two payments. Stacy Howard seconded. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries.

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

Respectfully submitted,

Linda Durst

Linda Durst, Sunset Secretary