

# SUNSET INC.

Board of Directors Meeting  
September 5, 2024, 9:00 a.m. EST

Deb Jones called the meeting to order at 9:02 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 September 3, 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.

## **New Business:**

Deb Jones discussed the board vacancy. Deb Jones thanked the candidates that volunteer to fill the open position. Emidio Carrico made a motion to appoint Mark Hilton to fill the board vacancy. Linda Durst seconded. Deb Jones opened the floor for the owners to comment on this agenda item per their request. Additional comments from the board members. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, and Deb Jones with ayes. Motion carries. Deb Jones discussed the organization of the board. Emidio Carrico suggested that he should not hold two positions. Mark Hilton made a motion to appoint Mark Hilton as the vice president, Deb Jones to remain as president, Emidio Carrico as treasurer, Linda Durst as secretary, and Stacy Howard member at large. Linda Durst seconded. Vote taken. Emidio Carrico, Stacy Howard, Linda Durst, Mark Hilton, and Deb Jones with ayes. Motion carries.

Deb Jones reviewed the changes to the State Statutes for condominiums effective July 1, 2024, and reviewed the following:

1. A protective web site is required by January 1, 2026, that will have documents available for the owners. Current policy will continue to be used for document requests until the web site is ready.
2. There must be at least one board meeting each quarter with a specific agenda item that allows owners to ask general questions.
3. A copy of the contract must be included with the board meeting agenda when the board considers and reviews a contract.
4. All board members will be required to complete certification and have one hour of continuing education each year.
5. Structural Integrity Reserve Study Services (SIRS) will be discussed later in the meeting.

Richard DeBoest commented about the changes and noted that the details of the statues can be found on their company's web site. Deb Jones opened the floor for the owners to comment on this agenda item per their request.

Deb Jones discussed the Belfor, stop work order. Deb Jones gave an update of the payments made by the insurance and claim statuses. At this point, the lawyers from Belfor have been contacted by our attorney. The board needs to decide how to proceed and understand how much money is needed to restore Sunset. Emidio Carrico described two options; one is a bridge loan that is risky with unknown future insurance proceeds. The second option is to allow owners to opt in or out for an association bank loan with a special assessment as collateral. Brian Cross, Richard DeBoest, and Rick Dearing were available for clarification. Comments by board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request.

Mark Hilton made a motion to extend the meeting. Deb Jones seconded. Stacy Howard, Linda Durst, Mark Hilton, and Deb Jones with ayes. Motion carries.

Deb Jones gave an overview of the status of the insurance payments and claim status update. Rick Dearing added some clarification. Bill Baird further clarified some of the issues with Belfor's documentation and the insurance carriers. Comments from 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 Milestone Inspection proposal from MECA dated August 9, 2024, for \$12,000.00. Mark Hilton seconded. Deb Jones reviewed the proposal that included the milestone inspection and reserve study that is required before January 1, 2025, according to the Florida Legislature. Comments and questions from the board members. Bill Baird added some clarification. 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 Milestone Inspection proposal from MECA for \$12,000.00 and issue them a deposit of \$6000.00 to start the work. Stacy Howard, Linda Durst, and Deb Jones with ayes. Mark Hilton abstains. Motion carries.

Deb Jones gave an overview of the PBS agreement. Discussion by the board members. Deb Jones opened the floor for the owners to comment on this agenda item per their request.

Linda Durst made a motion to move the CD Hospitality proposal, secretary's report, and treasurer's report to the next meeting. Mark Hilton seconded. Stacy Howard, Linda Durst, Mark Hilton, and Deb Jones with ayes. Motion carries.

With no further agenda items, the meeting was adjourned. The recording was stopped.

Linda Durst moved to adjourn the meeting. Mark Hilton seconded. Stacy Howard, Linda Durst, Mark Hilton, and Deb Jones with ayes. Motion carries and the meeting was adjourned. The recording was stopped.

Respectfully submitted,

*Linda Durst*

Linda Durst, Sunset Secretary